CITY OF
WOODSTOCK
GEORGIA

12453 Highway 92, Woodstock, GA 30188
770-592-6000 · www.woodstockga.gov

REQUEST FOR BIDS
For
Streetscapes VI – Towne Lake Parkway – Mill Street to Main Street – Phase II

RFB NUMBER
2027 – 06

RELEASED:

October 22, 2026

DUE:

December 1, 2026 10:00 A.M. EST

For all questions about this RFB contact:

Martyn Detz
Financial Analyst: Purchasing
770-592-6000 Ext 1205
www.bidnetdirect.com//cityofwoodstock

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1.0 PURPOSE OF SOLICITATION

The City of Woodstock, Georgia, herein referred to as the City, is accepting bids from qualified contractors for the purpose of constructing streetscapes along Towne Lake Pkwy, hereinafter referred to as the "Project". This includes but is not limited to pouring concrete sidewalk, curb & gutter, and driveway, constructing storm drainpipe, and a catch basin, removing an oak tree, and installing brick pavers.

All work shall conform to Georgia Department of Transportation (GDOT) and City of Woodstock standards. The project is expected to be completed within 90 days of issuance of Notice to Proceed (NTP).

1.1 Solicitation Advertisement

The City of Woodstock is accepting bids from qualified contractors for construction services for Streetscapes VI project.

RFB details and document information may be found by visiting Bid Net Direct. A pre-bid conference (not mandatory) for all bidders will be held virtual via Go To Meetings on Thursday, October 29th, 2026 at 10 am. All questions must be submitted through Bid Net Direct prior to November 5th at 5:00 p.m.

All responses to this RFB must be received electronically through Bid Net Direct to the City of Woodstock, Georgia no later than 10:00 A.M. on December 1, 2026. Bids will be publicly opened via GoTo Meetings and read aloud at 10:01 A.M. All bids will be evaluated by the City and the project will be awarded, if it is awarded, within 60 days of the bid opening. The Contract will be awarded to the lowest, responsive, responsible Bidder as determined by the review committee and as approved by City Council.

Pricing should be itemized for the project. The contractor shall be responsible for furnishing all materials and labor to complete the project and shall coordinate construction dates and times with the City of Woodstock, Georgia Public Works Director. Pricing shall be valid for a period of 60 days after the RFB submittal date. All work must be approved prior to the release of payment. All work is expected to be completed within 90 days after a notice to proceed has been issued, pending any unnatural weather occurrence. Bidder further agrees to pay as liquidated damages the sum of $250 per each consecutive calendar day that the Bidder shall be in default after the date stipulated in the contract for completing the work.

All bidders shall be prequalified with the Georgia Department of Transportation (GDOT) prior to submission of the bid. Subcontractors shall be prequalified or registered with GDOT.

OWNER requires a bid bond* or a certified check in the amount of five percent (5%) of the total bid to be enclosed with the bid at the time of bid opening. Check will be made payable to City of Woodstock, Georgia. The successful bidder will be required to furnish OWNER with Insurance, Workman's

Compensation Insurance, and Performance and Payment Bonds* in the amount of one-hundred percent (100%) of the total bid.

The Contractor shall submit a progress payment request after thirty (30) days for the completed work. The City shall make a progress payment to the Contractor on the basis of a duly certified and approved progress payment for the work performed during the thirty (30) days under this contract, but to insure the proper performance of this Contract, the City shall retain five percent (5%) of the amount of each pay app as retainage if such work is satisfactory and completed on schedule as determined with the City.

CONTRACTORS and SUBCONTRACTORS bidding on this Project will be required to comply with all Federal, State, territorial, and local laws. The City reserves the right to accept or reject any and all bids or any or parts of a bid wherein its judgment, it will be in the best interest of the City; waive any technicalities/informalities in the RFB document and bid process; and to qualify and award any or all of this contract in any manner in which the City, acting in the sole and exclusive exercise of its discretion, deems to be in the City's best interest. If no acceptable bid is received, the City also reserves the right to re-solicit bids, at its sole discretion.

For further information regarding this RFB, please call 770-592-6000 ext. 1205.

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2.0 RFB SPECIAL INSTRUCTIONS

1. The City of Woodstock, Georgia hereby requests bids for the goods and services inclusive of the services requested in the RFB.
2. City of Woodstock, Georgia reserves the right to evaluate the firm's bids. Only those firms who, in the opinion of the City, meet the minimum necessary bid requirements will have their price and contract/agreement evaluated.
3. All bids, fee schedules and other documents furnished to the City of Woodstock, Georgia are subject to the Georgia Open Records Act.
4. Termination: The contract will be subject to the terms and conditions included in the Service Agreement. The City of Woodstock, Georgia reserves the right to cancel the agreement with cause, due to nonperformance and/or violation of contract terms.
5. The City shall be notified of business name change(s) in writing within thirty (30) days of changes.
6. The City shall be notified and approve of key personnel change(s) in writing prior to any changes.

2.1 Non-Collusion Affidavit

By submitting a bid, the respondent represents and warrants that no official or employee of the City has an interest, directly or indirectly, in the bid or in the final contract award. The respondent further understands bids will be rejected if there is any evidence of collusion with another respondent. See section 2.9 for form.

Respondent agrees that it shall not engage in any activity or conduct that would result in a violation of the City of Woodstock, Georgia Code of Ethics.

Respondent certifies that this qualification, offer, or bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a qualification, offer, or bid for the same materials, supplies, services, or equipment and is in all respects fair and without collusion or fraud. Respondents understand collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards. Respondent agrees to abide by all conditions of this qualification, offer, or bid.

Furthermore, the respondent certifies that the firm has not divulged to, discussed or compared his bid with other respondents and has not colluded with any other respondent or parties to this bid whatsoever. Also, respondent certifies, and in the case of a joint bid each party thereto certifies as to his/her own organization, that in connection with this bid:

- Any prices and/or cost data submitted have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition, as to

any matter relating to such prices and or cost data, with any other respondent or with any competitor;

- Any prices and/or cost data quoted for this bid have not been knowingly disclosed by the respondent and shall not knowingly be disclosed by the respondent prior to the scheduled opening directly or indirectly to any other respondent or to any competitor;
- No attempt has been made or shall be made by the qualifier to induce any other person or firm to submit a bid for the purpose of restricting competition;
- The only person or persons interested in this bid, principal/principals is/are named therein and that no person other than therein mentioned has any interest in his bid or in the contract to be entered into; and
- No person or agency has employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or established commercial agencies maintained by the Purchaser for the purpose of doing business

2.2 Contractor Compliance Certifications

Respondents agree to be bound by applicable Federal, State and Local laws, regulations and directives.

Respondents must comply with Title VI of the Civil Rights Act of 1964, the Anti-Kickback Act, the Contract Work Hour Standard Act, and the National Occupational Safety and Health Act of 1970.

Respondents must certify that they do not and will not maintain or provide for their employees any facilities which are segregated on a basis of race, color, creed, or national origin.

Respondents must certify that they have a drug-free workplace, if applicable.

Respondent certifies on behalf of itself, and all Participating Members, Major Non-Participating Members and Contractors identified by such Proposer as of the date hereof, as follows, are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any local, state or federal department or agency. See section 2.9 for forms.

2.3 Required Bonds and Insurance

No bid may be withdrawn for a period of sixty (60) days after time has been called on the date of opening.

All bids must be accompanied by a certified check or bid bond of a reputable bonding company authorized to do business in the State of Georgia, in an amount equal to at least five percent (5%) of the total amount of the bid. No specific bid bond form is required. The standard Surety form suffices.

Upon the award of this RFB, the contractor shall provide the City with:

- A 100% project value performance and payment bonds pursuant to O.C.G.A. § 36-91-70 and 90.
- General Liability - $1,000,000/ $2,000,000 aggregate, naming the City as an additional insured during the duration of the contract
- Worker's Compensation – Statutory (for the State of Georgia and the State of domicile of the Contractor).
- Manufacturers' and Contractor's Liability, covering operations performed by or for the Contractor, with limits of not less than Bodily Injury – $500,000/$1,000,000. Property Damage - $500,000.
- Contractor Liability, covering liability of others assumed by the Contractor elsewhere in the contract under "Hold Harmless" Agreements or similar assumptions of liability.

Evidence of required bonds and insurance shall be presented prior to the execution of the Contract. The Bonding Company must be licensed to do business in the State of Georgia, licensed to do business by the Georgia Secretary of State, authorized to do business in Georgia by the Georgia Insurance Department, listed in the Department of the Treasury's Publication of Companies Holding Certificates of Authority as Acceptable Surety of Federal Bonds and as Acceptable Reinsuring Companies and have an A.M. Best rating of A-, Class VI or Higher. Insurance policies to be carried under the agreement shall not be changed or canceled without prior written notification to the City of Woodstock, Georgia.

2.4 Taxes, Fees, Code Compliance and Required Licensing

The firm shall be responsible for the payment of any required taxes or fees associated with the execution of this contract. The firm shall also be responsible for compliance with all applicable codes and statutes.

2.5 GDOT Prequalification

All bidders must hold an active prequalification status with the Georgia Department of Transportation (GDOT) prior to submission of the bid. Subcontractors shall be prequalified or registered with GDOT.

2.6 References and Proprietary Information

Submission of a bid authorizes the City to make inquiries concerning the respondent and its officers to any persons or firms deemed appropriate by the City. Any proprietary information that the respondent does not want disclosed to the public shall be so identified on each page in which it is found. Data or information so identified will be used by the City solely for the purpose of evaluation and contract negotiations only.

2.7 Illegal Immigration Reform and Enforcement Act of 2011

By providing a qualification or bid, qualifier/bidder certifies that he/she is in compliance with O.C.G.A. § 13-10-90 and 91, et seq. No qualification or bid will be considered by the City unless it is accompanied with a signed, notarized affidavit from the qualifier/bidder attesting to the following:

a) The affiant has registered with and is authorized to use and uses the federal work authorization program

b) The user identification number and date of authorization for the affiant; and

c) The affiant will continue to use the federal work authorization program throughout the contract period; and

The affiant will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the same information required in subparagraphs (a), (b) and (c) of this paragraph. See section 2.9 for form.

2.8 Anti-Boycott of Israel

By signing and submitting this bid and pursuant to O.C.G.A. § 50-5-85, respondent/bidder certifies that it is not currently engaged in, and agrees that for the duration of this agreement, it will not engage in a boycott of Israel.

2.9 Forms

a) Contractor Form

b) E Verify Form

c) Vendor Conflict of Interest Form

d) Non-Collusion Affidavit of Prime Contractor

e) Certification by Contractor Regarding Non-Segregated Facilities

f) Drug Free Workplace

g) Debarment and Suspension Certification

See following page(s).

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City of Woodstock

CONTRACTOR INFORMATION

Firm Name: _____

Contact Person: _____

Firm Address: _____

_____

Phone: _____

Fax: _____

Email: _____

With this packet, please also provide a W-9 and Certificate of Insurance for the company/firm.

_____ _____

Signature – Authorized Officer or Agent Date

City of Woodstock

INSTRUCTIONS

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the City of Woodstock, Georgia (the "City") has registered with and is participating in a federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontract who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

E-Verify/Company ID Issued by the E-Verify Program
_____
Federal Work Authorization User Identification Number

Date E-Verify/Company ID was issued by E-Verify
_____
Date of Authorization

Contractor's Company/Firm Name
_____
Name of Contractor

Name of project or type of service provided
_____
Name of Project

City of Woodstock, Georgia
_____
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.
Executed on _____, 201____ in _____ (city), _____ (state).

_____
Signature of Authorized Officer or Agent

_____
Printed Name and Title of Authorized Officer or Agent

Subscribed and Sworn before me this the_____ day of _____, 201____,

_____ _____
Notary Public My Commission Expires

INSTRUCTIONS ONLY - COMPLETE FOLLOWING PAGE

City of Woodstock

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation which is contracting with the City of Woodstock, Georgia (the "City") has registered with and is participating in a federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontract who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

_____
Federal Work Authorization User Identification Number

_____
Date of Authorization

_____
Name of Contractor

_____
Name of Project

City of Woodstock, Georgia
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, 202____ in _____ (city), _____ (state).

_____
Signature of Authorized Officer or Agent

_____
Printed Name and Title of Authorized Officer or Agent

Subscribed and Sworn before me this the_____ day of _____, 202____,

_____ _____
Notary Public My Commission Expires

City of Woodstock, Georgia

VENDOR CONFLICT OF INTEREST DISCLOSURE FORM

All vendors interested in conducting business with the City of Woodstock, Georgia must complete and return the Vendor Conflict of Interest Disclosure Form in order to be eligible to be awarded a contract. Please note that all vendors are subject to comply with the City's conflict interest policies as stated within the certification section below. If a vendor has a relationship with a City official or employee, an immediate family member of a City official or employee, the vendor shall disclose the information required below.

Certification: I hereby certify that to my knowledge, there is no conflict of interest involving the vendor named below:

1. No City official or employee or City employee's immediate family member has an ownership interest in vendor's company or is deriving personal financial gain from this contract.
2. No retired or separated City official or employee who has been retired or separated from the City for less than one (1) year has an ownership interest in vendor's Company.
3. No City employee is contemporaneously employed or prospectively to be employed with the vendor.
4. Vendor hereby declares it has not and will not provide gifts or hospitality of any dollar value or any other gratuities to any City employee or elected official to obtain or maintain a contract.
5. Please note any exceptions below:

Vendor Name	Vendor Phone Number
Conflict of Interest Disclosure*	
Name of City of Woodstock, Georgia employees, elected officials, or immediate family members with whom there may be a potential conflict of interest.	☐ Relationship to employee _____ ☐ Interest in vendor's company _____ ☐ Other _____
*Disclosing a potential conflict of interest does not disqualify vendors. In the event vendors do not disclose potential conflicts of interest and they are detected by the City; vendor will be exempt from doing business with the City.	

I certify that the information provided is true and correct by my signature below.

_____ _____ _____

Signature of Authorized Representative | Date | Printed Name and Title of Authorized Representative

PROCUREMENT USE ONLY

___ Yes, named employee was involved in Bid/ Proposal process.

___ No, named employee was not involved in procurement process or decision.

NON-COLLUSION AFFIDAVIT OF PRIME CONTRACTOR

State of _____

County of _____

_____, being first duly sworn, deposes and says that:

(1) He is _____ (Owner, Partner, Officer, Representative, or Agent) of the **CONTRACTOR** that has submitted the attached Bid;

(2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid;

(4) Neither the said **CONTRACTOR** nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted to or refrain from bidding in connection with such Contract, or has in any collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against The City of Woodstock, Georgia or any person interested in the proposed Contract; and,

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the **CONTRACTOR** or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Signed _____

Name _____

Title _____

Subscribed and Sworn to before me this ____ day of_____, 20 _____.

_____ (SEAL)

_____
Title

My Commission expires_____
Date

CERTIFICATION BY CONTRACTOR REGARDING NON-SEGREGATED FACILITIES

The **CONTRACTOR** certifies that he does not, and will not, provide and maintain segregated facilities for his employees at his establishments and, further that he does not, and will not, permit his employees to perform their services at those locations, under his control, where segregated facilities are provided and maintained. Segregated facilities include, but are not necessarily limited to, drinking fountains, transportation, parking, entertainment, recreation, and housing facilities; waiting, rest, wash, dressing, and locker rooms, and time clock, work, storage, restaurant, and other eating areas which are set apart in fact, or by explicit directive, habit, local custom, or otherwise, on the basis of color, creed, national origin, and race.

The **CONTRACTOR** agrees that, except where he has obtained identical certifications from proposed subcontractors for specific time periods, he will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding $10,000.00 which are not exempt from the provisions of the Equal Opportunity clause, and that he will retain such certifications in his files.

The **CONTRACTOR** agrees that a breach of this certification is a violation of the Equal Opportunity clause in this Contract. The penalty for making false statements is prescribed in 18 U.S.C. 1001.

_____

Contractor

_____

Signature

_____

Printed Name and Title of Signer

_____

Date

DRUG FREE WORKPLACE CERTIFICATION

CONTRACTOR certifies that they are a drug free workplace as described below and will maintain compliance with such for the duration of the agreement.

In order to have a drug-free workplace, a business shall:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of controlled substances is prohibited in the workplace and specifying the actions that shall be taken against employees for violation of such prohibition.

2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3) Give each employee engaged in providing the commodities of contractual services that are under proposal a copy of the statement specified in the subsection (1).

4) In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or contractual services that are under proposal, the employee shall abide by the terms of the statement and shall notify the employer of any conviction of, or plea of guilty or nolo contender to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5) Impose a sanction on or require that satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign this statement, I certify that this firm complies fully with the above requirements.

_____ _____

Contractor Authorized Representative Signature

_____

Date

DEBARMENT AND SUSPENSION CERTIFICATION

The undersigned Proposer certifies on behalf of itself, and all Participating Members, Major Non-Participating Members and Contractors identified by such Proposer as of the date hereof, as follows:

The undersigned certifies to the best of its knowledge and belief, that it and its principals:

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency.

b. Have not within a 3-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, State or local) transaction or contract under a public transaction; violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

c. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, State or local) with commission of any of the offenses enumerated in paragraph 1b of this certification; and

d. Have not within a three (3) year period preceding this application/proposal had one or more public transactions (federal, State or local) terminated for cause or default.

Where the Proposer is unable to certify to any of the statements in this certification, it shall attach a certification to its proposal or bid stating that it is unable to provide the certification and explaining the reasons for such inability.

_____

Signature of Contractor's Authorized Official

_____

Name and Title of Contractor's Authorized Official

_____

Date

3.0 RFB PROCEDURES

3.1 RFB Submission

Interested parties must submit proposals electronically through Bid Net Direct to the City of Woodstock, Georgia by the due date for their proposals to be considered. Bid Net Direct can be found directly at www.bidnetdirect.com//cityofwoodstock or by visiting the City of Woodstock's website.

Fax and e-mail responses are not acceptable.

Responses to this RFB will be accepted until 10:00 a.m. (EST) on December 1, 2026 through Bid Net Direct.

The City of Woodstock, Georgia reserves the right to reject any and all responses resulting from this RFB. Late responses will not be accepted. If company response is sent or routed to City offices, the submission requirement has not been met and any such response will not be evaluated and will be disqualified from consideration.

3.2 RFB Costs

All costs incurred in the preparation and presentation of responses to the RFB shall be completely absorbed by the RFB respondent. All documents submitted as part of the RFB will become property of the City. Requests for specific material to be returned will be considered. Any material submitted that is confidential must be clearly marked as such.

3.3 Schedule Overview

This Request for Bids is scheduled as follows:

October 22, 2026	Release of RFB
October 29, 2026, 10:00 A.M.	Pre-bid Meeting
November 5, 2026, 5:00 P.M.	Question Deadline
November 12, 2026, estimated	Responses Posted
December 1, 2026, 10:00 A.M.	Bids Due Date
December 1, 2026, 10:01 A.M.	Public Opening
December 14, 2026	RFB and Contract Award

3.4 Pre-Bid Meeting

A pre-bid conference (non-mandatory) for all bidders will be held virtually through Go To Meetings on Thursday, October 29, 2026, at 10:00 am. See below for pre-bid link.

Pre Bid - RFB 2027 - 06 - Streetscapes VI
Oct 29, 2026, 10:00 – 10:30 AM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/605078253

You can also dial in using your phone.
Access Code: 605-078-253
United States: +1 (224) 501-3412

Join from a video-conferencing room or system.
Meeting ID: 605-078-253
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Or dial directly: 605078253@67.217.95.2 or 67.217.95.2##605078253

Get the app now and be ready when your first meeting starts:
https://meet.goto.com/install

3.5 RFB Questions/Communications

All questions about this RFB and submission requirements must be submitted in writing through Bid Net Direct. The City's representative listed in this section will serve as the primary contact for this RFB.

Martyn Detz
Financial Analyst: Purchasing
12453 Highway 92
Woodstock, Georgia 30188
770-592-6000 ext. 1205
www.bidnetdirect.com//cityofwoodstock

Any unauthorized contact shall not be responded to and may result in the disqualification of the responder's submittal. Answers to questions submitted via Bid Net Direct will be communicated to respondents via Bid Net Direct.

Communications by companies, its agents, employees, and/or representatives regarding its bids or intention to submit a bid in response to this RFB with any employee, agent, or representative of the City of Woodstock, other than the representative listed in Section 1.5, may be considered inappropriate communications.

If any such inappropriate communications are deemed to hinder, influence and/or alter the competitive bid process, the City, in an effort to ensure a fair and equitable review and selection process, reserves the right to decline consideration of the offender's sealed bid.

3.6 RFB Amendments

It is the responsibility of respondents to check Bid Net Direct or the Georgia Procurement Registry for RFB information and addendums.

3.7 RFB Format

1. Contractor Information Sheet - If the firm has branch offices, state the office that will have management responsibility for the work to be carried out.
2. A copy of the firm's W9
3. A copy of the firm's Public Liability Insurance, Workers' Compensation and Commercial General Liability Insurance.
4. E-Verify Affidavit with Instructions.
5. GDOT Prequalification
6. Pricing Sheet. **The Bid Proposal Form and Itemized Pricing Sheet must be completed and returned with bid submittal.**
7. Vendor Conflict of Interest Form
8. Contractor Compliance Certifications: Certification of Non-Collusion, Certification of Non-Segregated Facilities, Certification of Drug-Free Workplace, Debarment and Suspension Form.
9. Annotated list of references (with addresses and telephone numbers).
10. Copy of Georgia Business License
11. Bid bonds (5% of total bid amount)
    a. 100% project value performance and payment bond (pending contract award)

3.8 Bid & Award Basis

The City reserves the right to accept or reject any and all bids or any or parts of a bid wherein its judgment, it will be in the best interest of the City; waive any technicalities/informalities in the RFB document and bid process; and to qualify and award any or all of this contract in any manner in which the City, acting in the sole and exclusive exercise of its discretion, deems to be in the City's best interest. If no acceptable bid is received, the City also reserves the right to re-solicit bids, at its sole discretion.

3.9 Bid Opening

A clear, concise bid in the specified bid format is requested with all the necessary information included. Responses to this RFB will be accepted until **10:00 a.m. (EST) on December 1, 2026**, through Bid Net Direct. Bids will be publicly opened and read aloud virtually via GoTo Meetings on December 1, 2026, 10:01 A.M.

Bid Opening - RFB 2027 - 06 - Streetscapes VI
Dec 1, 2026, 10:00 – 10:15 AM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/518140149

You can also dial in using your phone.
Access Code: 518-140-149
United States: +1 (872) 240-3212

Join from a video-conferencing room or system.
Meeting ID: 518-140-149
Dial in or type: 67.217.95.2 or inroomlink.goto.com
Or dial directly: 518140149@67.217.95.2 or 67.217.95.2##518140149

Get the app now and be ready when your first meeting starts:
https://meet.goto.com/install

3.10 Rejection of Bids/Cancellation of RFB

The City of Woodstock, Georgia reserves the right to reject any or all bids, to waive any irregularity or informality in a bid, and to accept or reject any item or combination of items, when to do so would be to the advantage of the City.

It is also within the right of the City to reject bids **that do not contain all elements and information requested in this document**. The City reserves the right to cancel this RFB at any time. The City will not be liable for any cost/losses incurred by the Offerors throughout this process.

3.11 Bid Withdrawal

A submitted bid may be withdrawn prior to the due date by a written request to the City representative listed in Section 1.5. A request to withdraw a bid must be signed by an authorized individual of the submitting company.

3.12 RFB Award and Pricing Information

The City intends to award to a single Contractor. The City may award the entire project or portions of the project to a single Contractor.

Pricing should be itemized for the project. **The Bid Proposal Form and Itemized Pricing Sheet in must be completed and returned with bid submittal.**

Pricing shall be valid for a period of 60 days after submission date.

The Contract will be awarded to the lowest, responsive, responsible Bidder as determined by the review committee and as approved by City Council.

3.13 Payment to Contractor and Retainage

All work must be approved prior to the release of payment.

The Contractor shall submit a progress payment request after thirty (30) days for the completed work. The City shall make a progress payment to the Contractor on the basis of a duly certified and approved progress payment for the work performed during the thirty (30) days under this contract, but to insure the proper performance of this Contract, the City shall retain five percent (5%) of the amount of each pay app as retainage if such work is satisfactory and completed on schedule as determined with the City.

3.14 Miscellaneous

This RFB and any agreements related thereto must comply, inter alia, with all City laws and charters and are subject to all requisite City approvals including, but not limited to, City Management and City Council.

The City reserves the right to release modifications to this RFB or supplements to it from time to time. Firms are responsible for periodically checking Bid Net Direct or the Georgia Procurement Registry for such modifications or supplements.

See following page(s).

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4.0 SCOPE OF WORK

Goods and services shall meet or exceed the following guidelines:

Site Preparation, Grading & Earthwork

- **Grading complete:** complete all required clearing, grubbing, excavation, embankment, grading, subgrade preparation, slope construction, demolition of existing concrete pavement, removal of 30.5" diameter oak tree, stump grinding and disposal or surplus/unsuitable materials
- **Borrow & Compaction:** furnish suitable materials as necessary. All fill areas must be compacted to a minimum of 95% Standard Proctor density. Concrete and asphalt removed from the site shall not be used as fill within easement or right-of-way limits
- **Subgrade Subsurface Drainage:** install perforated underdrain pipe in subgrade locations where wet subsurface conditions are encountered, as directed by the Engineer

Roadway, Trail & Driveway Construction

- **Graded Aggregate Base:** Place and compact 63 Tons of 6-inch Graded Aggregate Base Course (GABC) for sidewalk
- **Concrete Sidewalk:** Construct 250 SY of 4-inch Concrete Sidewalk along designated alignments. All pedestrian facilities must strictly comply with ADA standards and yellow truncated dome detectable warning specs (Detail A-4). The city will provide all brick material for construction.
- **Curb & Gutter:** Install 365 LF of 8" x 24" Concrete Curb & Gutter (Type 2)
- **Driveway Adjustments:** Reconstruct residential and commercial driveways in-kind (68 SY of 8-inch Concrete Driveway)

Stormwater Drainage Infrastructure

- **Storm Sewer Installation:** Install 46 LF of 18-inch Storm Drainpipe (H 1-10) at designated stations (A1 through A8).
- **Structures:** Construct 1 Catch Basin (Group 1, GDOT Standard 1033D/1034D) and 2 Safety End Section (18 Inch).
- **Maintenance of Existing Storm System:** Clean all existing storm drainpipes and box culverts within the construction limits prior to final acceptance (cost included in Grading Complete). Remove abandoned pipes as noted.

Traffic Control & Maintenance of Traffic

- **Lump Sum Traffic Control:** Provide all staged construction, traffic maintenance, temporary signage, channelization drums, and temporary pavement markings in strict compliance with MUTCD (latest edition) and GDOT Section 150.
- **Safety & Access:** always maintain uninterrupted ingress and egress for all adjacent property owners (GDOT Subsection 107.07). Maintain traffic drums at spacing equal to posted speed limit

or closer. Temporary crashworthy barriers must maintain a minimum 2-foot offset from travel lanes.

- **Sign Preservation:** Maintain, clean, and reset existing traffic signs. Obsoleted or conflicting pavement markings shall be fully obliterated (blackout paint strictly prohibited).

Erosion & Sedimentation Control (ESPCP) as Landscaping

- **Pre-Disturbance Best Management Practices (BMPs):** Install all initial erosion control BMPs prior to or concurrent with land-disturbing activities. Construct 3 Inlet Sediment Traps and maintain 65 LF of Fabric Check Dams
- **Site Stabilization:** Stabilize cut/fill slopes continuously. Apply 2 Tons of Temporary Straw Mulch, and 290 SY of Sod for right-of-way restoration.

Utility Coordination & Special Requirements

- **Georgia 811 Call:** Contractor shall call 811 / GA 811 prior to excavation and coordinate with utility owners (Atlanta Gas Light, AT&T, Charter, Comcast, Cherokee County Water & Sewer, City of Woodstock W&S, Georgia Power, Zayo/Crown Castle).
- **Irrigation Systems:** Private irrigation/sprinkler systems within construction limits shall be cut and capped at the back of construction limits. Systems designated on plans for relocation shall be moved behind the sidewalk (cost included in Grading Complete).

The contractor shall be responsible for furnishing all materials, labor, and equipment. See the itemized pricing sheet in **section 4.5** for full list of quantities and **section 4.6** for detailed site plans. The portion of the project specifically is for construction along parcels 1, 2, 3 and 4 on the plan set.

4.1 Project General Notes

a. All work shall be done in accordance with City of Woodstock and Georgia Department of Transportation standard and supplemental specifications, current edition. All necessary licenses and permits shall be obtained by the contractor at his/her own expense unless previously obtained by the City.

b. All known facilities are shown schematically on plans and are not necessarily accurate in location as to plan or elevation. Utility facilities such as service lines or unknown facilities not shown on plans will not relieve the contractor of their responsibility under this requirement. 'Existing utility facilities' means any utility that exists on the project in its original, relocated or newly installed position.

c. Utility work coordination will be required as a part of this contract. The contractor shall be required to use the one-call center telephone number. 811 or 1-800-282-7411. For the purpose of coordinating the marking of underground utilities. The contractor's attention is called to sub-section 105.06 of the GDOT standard specifications – cooperation with utilities.

Utility Contact Information:

Atlanta Gas Light Company – Gas	AT&T – telephone	Charter – Fiber	Comcast – Fiber
Cherokee County Water & Sewer Authority – Water & Sewer	City of Woodstock - Water & Sewer	Georgia Power – Power	Zayo and/or Crown Castle – Fiber

d. Ingress and egress shall be maintained at all times to adjacent properties. Refer to sub-section 107.07 of the Georgia standard specifications.

e. It shall be the contractors responsibility to furnish suitable borrow material for the project and to dispose of any unsuitable or waste material in compliance with all local, state and federal regulations. Concrete and asphalt materials removed from the project site may not be placed in fill locations that fall within easement areas. All fill areas must be compacted to minimum 95% standard proctor.

f. Perforated underdrain shall be placed in areas where wet conditions exist in the subgrade as directed by engineer.

g. Structures, trees, shrubs and other plant material that fall within the right of way and easement limits, but outside the limits of construction, shall not be disturbed unless directed by the engineer.

h. In area where new pavement or payment widening is required, saw cut of existing pavement will be required in accordance with section 411 of the Georgia standard specifications and will be included in price bid for 'Grading Complete'

i. All road signs shall be reset if required and payment shall be included in 'Traffic Control'

j. All cut and fill slopes shall be stabilized to comply with section 161.3.05.B of the specifications in order to reduce the potential for erosion. If the season does not permit permanent grassing, temporary straw mulch and/or temporary vegetation shall be used as per the erosion and sedimentation pollution control plan (ESPCP) or as directed by the engineer

k. All driveways shall be maintained during construction. All driveways to be constructed shall be replaced in kind I.E. asphalt for asphalt, concrete for concrete etc. Any other driveway material or specialized driveway will not be replaced in kind (i.e. pavers) and will be replaced with asphalt or concrete. Driveways shall be paved as follows:

<u>Asphaltic Drives</u>

Residential – 1-1/2" Asph. Conc. 12.5 MM superpave, 165 lb/sy
- 6" graded aggregate base

Commercial – 1 – ½" Asph Conc. 12.5 mm superpave, 165 lb/sy
- 2" asph conc. 19 mm superpave, 220 lb/sy
- 8" graded aggregate base

Concrete Drives

Residential – 6" concrete valley gutter

- 6" concrete driveway
- 6" graded aggregate base

Commercial – 8" concrete valley gutter

- 8" concrete driveway
- 6" graded aggregate base

l. Erosion control measures shall be installed to be in compliance with the approved erosion and sedimentation pollution control (ESPCP). Erosion control measures shall be installed prior to any land disturbing activities that involve environmental sensitive areas (ESA's) as defined under section 107.23 F of the specifications and the ESPCP. In general, erosion control items should be installed prior to the start of any land disturbing activities. The installation of the erosion control items may be installed concurrent with the start of the land disturbing activities. If allowed by the ESPCP.

m. Sprinkler systems to be handled as follows:

Case 1 – systems within the construction limits owned by individuals or private companies are to be removed to the back of the construction limits and plugged

Case 2 – systems shown by the plans to be removed and relocated shall be relocated to the back of the sidewalk. Cost shall be included in price bid for 'Grading Complete'

n. An N.O.I (notice of intent) is not required for this project

o. All existing storm drain pipes including box culverts within the construction limits shall be cleaned prior to completion of project. Cost to be included in 'Grading Complete'

p. All existing pipe no longer in use shall be removed unless otherwise noted on plans or as directed by the engineer. Removal of pipe shall be included in price bid for 'Grading Complete'

q. All pedestrian facilities shall be installed in compliance with the American Disabilities Act

Contractor shall obtain necessary permits and licenses, provide all labor, materials, and equipment, maintain property access, protect vegetation and structures, properly dispose of waste materials, restore disturbed areas, coordinate with utilities, maintain ADA compliance, and submit as-builts and test reports.

4.2 Maintenance of Traffic

a. All items necessary for compliance with these requirements shall be included in the price bid for 'Traffic Control'

b. All signs and pavement markings shall conform to the manual on uniform traffic control devices, latest edition.

c. Existing traffic signs shall be maintained by the contractor throughout construction. Maintenance includes replacing damaged and stolen signs, and periodic cleaning of existing signs and construction related traffic control devices.

d. Existing pavement markings that conflict as determined by the engineer shall be obliterated by the contractor (black out paint prohibited)

e. Temporary traffic barriers shall have two (2') feet minimum offset from the edge of any travel lane. Only traffic drums, meeting the minimum requirements of the MUTCD and section 150, and temporary barriers that are crashworthy shall be used adjacent to travel lanes, unless prior approval is granted by City of Woodstock. The temporary barriers cannot be placed less than two (2') feet from the edge of the travel lanes. The use of type I and type II barricades and traffic cones is prohibited.

f. Traffic drums meeting the minimum requirements of the MUTCD and section 150 shall be used for channelization of traffic in all traffic shifts. For any work zone, the maximum drum spacing, in feet, shall be the design or posted speed limit, whichever is less. Based on field conditions, the maximum spacing of the traffic drums may need to be further reduced.

g. All traffic control devices shall be maintained by the contractor so as not to interfere with sight distances along any adjacent side road or driveway.

h. City of Woodstock reserves the right to modify the maintenance of traffic plan as field conditions warrant. If additional traffic control devices are required, these shall be provided by the contractor at no additional expense to the City.

i. No lane closures are allowed between 6 and 9 am and 4 – 7 pm without prior approval by the City

j. Lump-sum traffic control: the price bid for lump-sum traffic control include the cost of staged construction, maintenance of traffic (including aggregate surface course), installation and removal of all temporary signage, interim pavement markings, barricades, and other interim traffic control devices necessary for the construction and maintenance of the project. Devices utilized on the project shall be in compliance with the manual on uniform traffic control devices (MUTCD), current edition and section 150. All devices, signs, posts, barricades, etc shall be from the GDOT qualified products list (QPL). All devices shall be crashworthy under AASHTO and NCHRP 350 requirements. The engineer may direct that additional devices and markings be added to the traffic control plan. The cost of nominal items added by the engineer shall be included in the lump-sum traffic control except for the addition of a changeable message sign(s) or a unit price will be determined when a changeable message sign(s) is not included in the contract.

4.3 Brand Name

Unless otherwise specified, the items in this bid have been identified, described, and referenced by a brand name or trade name/mark that is intended to be descriptive, but not restrictive, and is used to indicate the quality and characteristics of products that may be offered.

Other products may be considered for award if such products are clearly identified in the bid and are determined by the City to meet its needs in all respects. It shall be the responsibility of the bidder(s), including the bidder whose product is referenced, to indicate the brand name and model or series number of the product offered and to furnish with their bid such specifications, catalog pages, brochures, or other data that will provide an adequate basis for determining the quality and functional capabilities of the product offered.

However, the City may elect to purchase brand name products or services when the goods comprise a major brand system, program, or service previously selected by the City and due to operation effectiveness, future enhancements or additions, or maintenance and storage of spare parts preclude the mixing of brands, manufactures, etc.

Any information provided should be properly labeled. The City reserves the right to request product demonstrations and/or samples from any bidders prior to bid award. Failure to provide the requested data or product demonstrations and/or samples may be considered valid justification for rejection of bid.

4.4 Notice to Proceed

Bidder hereby agrees to commence work under this contract on or before a date to be specified in a written "Notice to Proceed" of the City and to fully complete the project within ninety (90) consecutive calendar days;

This is a time sensitive project. All work must be completed within 90 days after a notice to proceed has been issued.

The contractor shall coordinate construction dates and times with the City of Woodstock, Georgia Public Works Director. Contractor's work hours are limited to 8:00 AM to 5:00 PM, Monday through Friday. Weekend work requires approval from the Public Works Director.

Lane closures are permitted only during pre-approved hours, provided that one lane always remains open. Specific lane closure times and equipment staging areas will be determined at the pre-construction meeting.

A one-year warranty will be included as part of the contractor's work. The warranty will begin upon satisfactory completion of the project. Bidder further agrees to pay as liquidated damages the sum of $250 per each consecutive calendar day that the Contractor shall be in default after the date stipulated in the Contract for completing work.

4.5 Bid Proposal Form

Proposal of_____(hereinafter called "Bidder") a contractor organized and existing under the laws of the State of_____, * an individual, a corporation, or a partnership doing business as_____.

TO: City of Woodstock, Georgia (Hereinafter referred to as "City")

The Bidder, in compliance with your invitation for bids for the work as described in Section 2.0 of

RFB 2027 – 06
Streetscapes VI – Phase II

having examined the scope of work with related documents and the site of the proposed work, and being familiar with all of the conditions surrounding the scope of work of the proposed Project, including the availability of materials and labor, hereby proposes to furnish all labor, materials, and supplies, and to construct the Project in accordance with the Contract Documents, within the time set forth herein, and at the prices stated in the bid submission. These prices are to cover all expenses incurred in performing the work required under this Contract, of which this bid is a part.

Amount shall be shown in figures. The prices in the bid submittal shall include all labor, materials, removal, overhead, profit, insurance, etc., to cover the finished work of the project as stated in the contract.

Total Price: $ _____

Bidder hereby agrees to commence work under this Contract on or before a date to be specified in a written "Notice to Proceed" of the City and to fully complete the Project within NINETY (90) consecutive calendar days; bidder further agrees to pay as liquidated damages the sum of $250 per each consecutive calendar day that the Contractor shall be in default after the date stipulated in the contract for completing the work.

Bidder understands that the City reserves the right to reject any or all bids and to waive any informalities in the bidding.

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of 60 calendar days after the scheduled closing time for receiving bids.

The Bidder declares that he understands that the quantities shown on the bid are subject to adjustment by either increase or decrease, and that should the quantities of any of the items of work be increased, the undersigned proposes to do the additional work at the unit prices stated herein; and should the quantities be decreased, he also understands that payment will be made on actual quantities at the unit price bid and will make no claim for anticipated profits for any decrease in the quantities and that actual quantities will be determined upon completion of work, at which time adjustment will be made to the Contract amount by direct increase or decrease.

The Bidder agrees to provide a one-year warranty all on all goods and services provided within this scope upon satisfactory completion of the project.

The full name and residence of persons or parties interested in the foregoing bids, as principals, are named as follows:

_____

_____

_____

_____

_____

_____

The_____day of_____, 20_____.

Signature: _____

Printed: _____

Title:_____

4.6 Unit Pricing Sheet

Unit Pricing: RFB 2027 – 06 Streetscapes VI – Phase II					
Vendor:					
Signature:					
Item	**Description**	**Unit**	**Qty.**	**Unit Price**	**Amount**
Roadway Items					
150-1000	TRAFFIC CONTROL	LS	1		
210-0100	GRADING COMPLETE	LS	1		
310-1101	GR AGGR BASE CRS, INCL MATL	TN	63		
441-0018	DRIVEWAY CONCRETE, 8 IN TK	SY	68		
441-0104	CONC SIDEWALK, 4 IN	SY	250		
441-6216	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	LF	365		
550-1180	STORM DRAIN PIPE, 18 IN, H 1-10	LF	46		
550-3318	SAFETY END SECTION, 18 IN, STORM DRAIN	EA	2		
611-8050	ADJUST MANHOLE TO GRADE	EA	1		
668-1100	CATCH BASIN, GP 1	EA	1		
900-0039	BRICK PAVERS - SIDEWALK (INSTALL ONLY)	SF	270		
Erosion Control Items					
163-0240	MULCH	TN	2		
163-0528	CONSTRUCT AND REMOVE FABRIC CHECK DAM - TYPE C SILT FENCE	LF	65		
163-0550	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	EA	3		

165-0010	MAINTENANCE OF TEMPORARY SILT FENCE, TP A	LF	25		
165-0041	MAINTENANCE OF CHECK DAMS - ALL TYPES	LF	65		
165-0105	MAINTENANCE OF INLET SEDIMENT TRAP	EA	3		
171-0010	TEMPORARY SILT FENCE, TYPE A	LF	50		
700-9300	SOD	SY	290		
				Total	

4.7 Site Plans

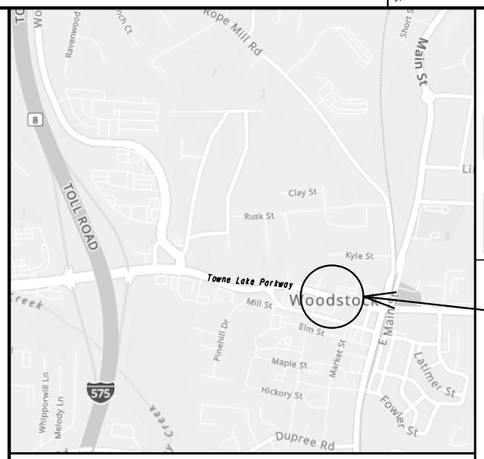
See Following Page

7/15/2025	GPLOT-V8	Streetscape VI_01-0001.dgn	CITY OF WOODSTOCK, GA	P.I. No.
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CITY OF WOODSTOCK
DEPARTMENT OF PUBLIC WORKS

PLAN AND PROFILE OF PROPOSED

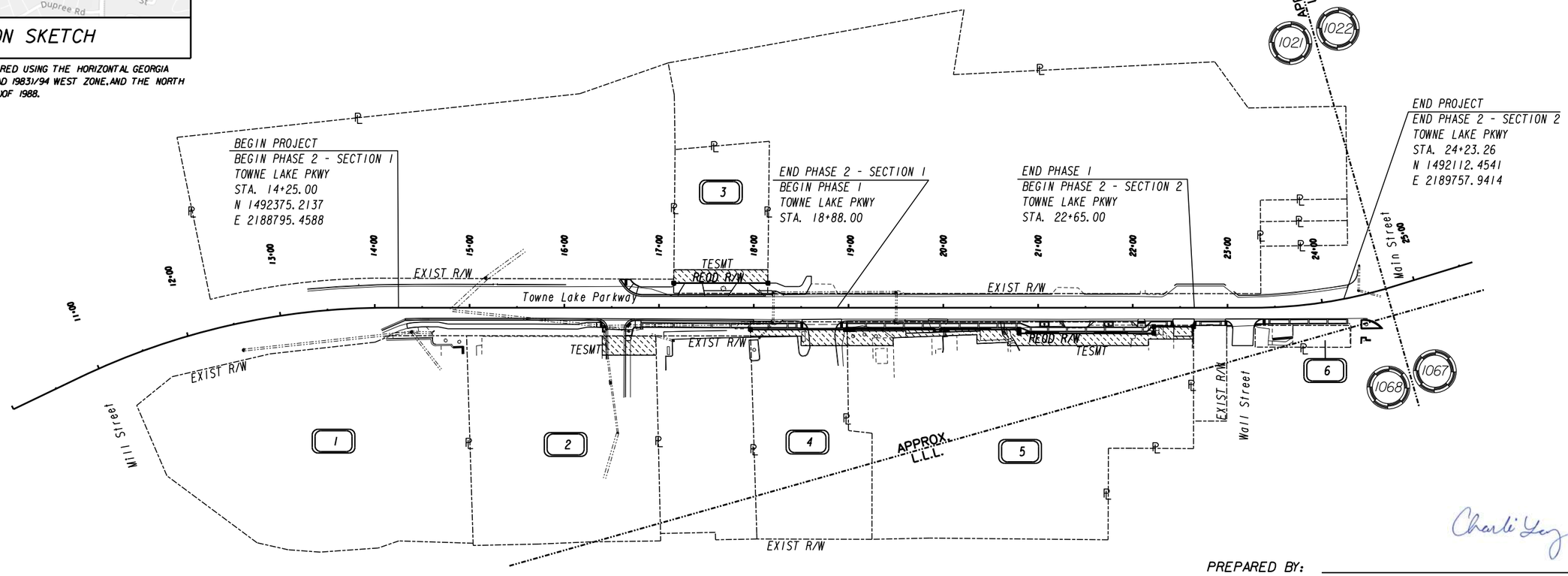
STREETSCAPE VI
TOWNE LAKE PARKWAY – MILL STREET TO MAIN STREET



PROJECT LOCATION

LOCATION SKETCH

THIS PROJECT HAS BEEN PREPARED USING THE HORIZONTAL GEORGIA COORDINATE SYSTEM OF 1984 (NAD 1983)/94 WEST ZONE, AND THE NORTH AMERICAN VERTICAL DATUM (NAVD)OF 1988.



PREPARED BY: _____

CHARLIE A. LANZ, PE

GEORGIA REGISTERED No. 034645 PROFESSIONAL ENGINEER CHARLIE A. LANZ

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND CITY OF WOODSTOCK IN ANY WAY. THE ATTENTION OF BIDDER IS SPECIFICALLY DIRECTED TO SUBSECTIONS 102.04, 102.05, AND 104.03 OF THE SPECIFICATIONS.

FUNCTIONAL CLASS:
TOWNE LAKE PKWY-MINOR ARTERIAL

THIS PROJECT IS 100% IN CHEROKEE COUNTY AND IS 100% IN CONG. DIST. NO. 11.

PROJECT DESIGNATION: EXEMPT

DESIGN DATA	TOWNE LAKE PKWY
TRAFFIC A.D.T.(2021):	12,700
DIRECTIONAL DIST:	50%
% TRUCKS:	2%
SPEED DESIGN:	25 MPH

LENGTH OF PROJECT	MILES
NET LENGTH OF ROADWAY	0.189
NET LENGTH OF BRIDGES	0.000
NET LENGTH OF PROJECT	0.189
NET LENGTH OF EXCEPTIONS	0.000
GROSS LENGTH OF PROJECT	0.189

PLANS PREPARED BY:

CALCO ENGINEERING

SCALE IN FEET
0 60 120 240

PLANS COMPLETED 07-15-2025	
REVISIONS	

DRAWING No.
01-0001

DRAWING NO.	DESCRIPTION

	INDEX
1-0001	Cover
2-0001	Index
3-0001	Revision Summary
4-0001	General Notes
5-0001 to 5-0002	Typical Sections
6-0001	Summary Quantities
9-0001	Detailed Estimate
13-0001 to 13-0002	Mainline Plan
17-0001	Driveway Profiles
22-0001	Drainage Profiles
23-0001 to 23-0005	Cross Sections
24-0000 to 24-0002	Utility Plans
31-0001	Retaining Wall Envelopes
54-0001 to 54-0002	BMP Location Details
60-0001 to 60-0004	Right of Way Plans

LIST OF APPLICALBE GEORGIA DOT STANDARDS		
STD. NO.	DESCRIPTION	DATE
1019a	Drop Inlets	8/1/1999
1019ap	Precast Drop Inlets	8/1/1999
1033d	Catch Basins (For use with 6" or 8" Ht. curb and gutter)	8/1/1982
1033dp	Precast Catch Basins (For use with 6" or 8" Precast Ht. curb and gutter)	9/1/1982
1122-1	Safety End Section (Metal) (for Side Drain pipe-or Storm Drain Pipe Paraliel to Mainline) (Sheet 1 of 3)	1/28/2005
9031l	Gravity Wall Typical Sections, Raising Headwall, And Typical Pipe Plug	9/30/2016
9031r	Placing Roof Drain Pipe Under Sidewalk - Ramp Type Barricade - Pipe Handrail for Retaining Wall Pipe Handrail for Concrete Steps	10/11/1988
9031u	Junction Boxes (Precast or Built-in-Place) Pipe Collars, Pipe Elbow and Pipe Curved Alignment	7/1/1985
9032b	Concrete Curb and Gutter, Concrete Curbs, Concrete Medians	1/25/2021

LIST OF APPLICALBE GEORGIA DOT DETAILS		
DET. NO.	DESCRIPTION	DATE
A-1	Driveways With Tapered Entrances Concrete Valley Gutters	7/21/2011
A-2	Concrete Valley Gutter at Street Intersection 6	7/21/2011
A-3	This Detail Replaces Ga Standard 9031W: Special Details - Concrete Sidewalk Details Curb Cut (Wheelchair) Ramps	9/15/2016
A-4	Detectable Warning Surface Truncated Dome Size, Spacing and Alignment Requirements	6/18/2009
D-24A	Temporary Silt Fence (Sheet 1 of 4)	1/19/2011
D-24B	Temporary Silt Fence Berm Ditch, Installation, Brush Barrier (Sheet 2 of 4)	1/19/2011
D-24C	Temporary Silt Fence J-Hooks, Inlet Sediment Traps (Sheet 3 of 4)	1/19/2011
D-24D	Temporary Silt Fence Fabric Check Dam (Sheet 4 of 4)	7/1/2015
D-42	Inlet Sediment Traps	5/7/2008
D-49	Ditch Back of Retaining Wall Swale Ditches;Rip Rap Ditch	2/15/2011
D-54	Sod Installation	4/22/2016

CALCO ENGINEERING

REVISION DATES

INDEX
STREETSCAPE V1
MILL STREET TO MAIN STREET

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		
CORRECTED:		DATE:		02-0001
VERIFIED:		DATE:		

DATE	DRAWING NO.	REVISION

DATE	DRAWING NO.	REVISION

REVISION DATES		

REVISION SUMMARY

STREETSCAPE V1

MILL STREET TO MAIN STREET

CHECKED:		DATE:	DRAWING No.
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	03-0001
VERIFIED:		DATE:	

CALCO ENGINEERING

10/23/2015 GPLN

PROJECT GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OF WOODSTOCK AND GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD AND SUPPLEMENTAL SPECIFICATIONS, CURRENT EDITION. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE CITY.

2. ALL KNOWN FACILITIES ARE SHOWN SCHEMATICALLY ON PLANS, AND ARE NOT NECESSARILY ACCURATE IN LOCATION AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON PLANS WILL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY UNDER THIS REQUIREMENT. "EXISTING UTILITY FACILITIES" MEANS ANY UTILITY THAT EXISTS ON THE PROJECT IN ITS ORIGINAL, RELOCATED OR NEWLY INSTALLED POSITION.

3. UTILITY WORK COORDINATION WILL BE REQUIRED AS A PART OF THIS CONTRACT. THE CONTRACTOR SHALL BE REQUIRED TO USE THE ONE-CALL CENTER TELEPHONE NUMBER 811 OR 1-800-282-7411. FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES, THE CONTRACTOR'S ATTENTION IS CALLED TO SUB-SECTION 105.06 OF THE GADOT STANDARD SPECIFICATIONS "COOPERATION WITH UTILITIES"

UTILITY CONTACT INFORMATION:

ATLANTA GAS LIGHT COMPANY - GAS
AT&T - TELEPHONE
CHARTER - FIBER
COMCAST - FIBER
CHEROKEE COUNTY WATER & SEWER AUTHORITY - WATER & SEWER
CITY OF WOODSTOCK - WATER & SEWER
GEORGIA POWER - POWER
ZAYO AND/OR CROWN CASTLE - FIBER

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

4. INGRESS AND EGRESS SHALL BE MAINTAINED AT ALL TIMES TO ADJACENT PROPERTIES. REFER TO SUB-SECTION 107.07 OF THE GEORGIA STANDARD SPECIFICATIONS.

5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FURNISH SUITABLE BORROW MATERIAL FOR THE PROJECT AND TO DISPOSE OF ANY UNSUITABLE OR WASTE MATERIAL IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. CONCRETE AND ASPHALT MATERIALS REMOVED FROM THE PROJECT SITE MAY NOT BE PLACED IN FILL LOCATIONS THAT FALL WITHIN EASEMENT AREAS. ALL FILL AREAS MUST BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR.

6. PERFORATED UNDERDRAIN SHALL BE PLACED IN AREAS WHERE WET CONDITIONS EXIST IN THE SUBGRADE AS DIRECTED BY ENGINEER.

7. STRUCTURES, TREES, SHRUBS AND OTHER PLANT MATERIAL THAT FALL WITHIN THE RIGHT-OF-WAY AND EASEMENT LIMITS, BUT OUTSIDE THE LIMITS OF CONSTRUCTION, SHALL NOT BE DISTURBED UNLESS DIRECTED BY THE ENGINEER.

8. IN AREA WHERE NEW PAVEMENT OR PAYMENT WIDENING IS REQUIRED, SAW CUT OF EXISTING PAVEMENT WILL BE REQUIRED IN ACCORDANCE WITH SECTION 411 OF THE GEORGIA STANDARD SPECIFICATIONS AND WILL BE INCLUDED IN PRICE BID FOR "GRADING COMPLETE".

9. ALL ROAD SIGNS SIGNS SHALL BE RESET IF REQUIRED AND PAYMENT SHALL BE INCLUDED IN "TRAFFIC CONTROL".

10. ALL CUT AND FILL SLOPES SHALL BE STABILIZED TO COMPLY WITH SECTION 161.3.05.B OF THE SPECIFICATIONS IN ORDER TO REDUCE THE POTENTIAL FOR EROSION. IF THE SEASON DOES NOT PERMIT PERMANENT GRASSING, TEMPORARY STRAW MULCH AND/OR TEMPORARY VEGETATION SHALL BE USED AS PER THE EROSION AND SEDIMENTATION POLLUTION CONTROL PLAN (ESPCP) OR AS DIRECTED BY THE ENGINEER.

11. ALL DRIVEWAYS SHALL BE MAINTAINED DURING CONSTRUCTION. ALL DRIVEWAYS TO BE CONSTRUCTED SHALL BE REPLACED IN KIND I.E. ASPHALT FOR ASPHALT, CONCRETE FOR CONCRETE ETC. ANY OTHER DRIVEWAY MATERIAL OR SPECIALIZED DRIVEWAY WILL NOT BE REPLACED IN KIND (I.E. PAVERS) AND WILL BE REPLACED WITH ASPHALT OR CONCRETE. DRIVEWAYS SHALL BE PAVED AS FOLLOWS:

ASPHALTIC DRIVES
RESIDENTIAL- 1-1/2" ASPH. CONC. 12.5 MM SUPERPAVE, 165 LB/SY
- 6" GRADED AGGREGATE BASE
COMMERCIAL- 1-1/2" ASPH. CONC. 12.5 MM SUPERPAVE, 165 LB/SY
- 2" ASPH CONC. 19 MM SUPERPAVE, 220 LB/SY
- 8" GRADED AGGREGATE BASE

CONCRETE DRIVES
RESIDENTIAL- 6" CONCRETE VALLEY GUTTER
- 6" CONCRETE DRIVEWAY
- 6" GRADED AGGREGATE BASE
COMMERCIAL- 8" CONCRETE VALLEY GUTTER
- 8" CONCRETE DRIVEWAY
- 6" GRADED AGGREGATE BASE

12. EROSION CONTROL MEASURES SHALL BE INSTALLED TO BE IN COMPLIANCE WITH THE APPROVED EROSION AND SEDIMENTATION POLLUTION CONTROL (ESPCP). EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES THAT INVOLVE ENVIRONMENTAL SENSITIVE AREAS (ESA'S) AS DEFINED UNDER SECTION 107.23.F OF THE SPECIFICATIONS AND THE ESPCP. IN GENERAL, EROSION CONTROL ITEMS SHOULD BE INSTALLED PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITIES. THE INSTALLATION OF THE EROSION CONTROL ITEMS MAY BE INSTALLED CONCURRENT WITH THE START OF THE LAND DISTURBING ACTIVITIES. IF ALLOWED BY THE ESPCP.

13. SPRINKLER SYSTEMS TO BE HANDLED AS FOLLOWS:
CASE 1 - SYSTEMS WITHIN THE CONSTRUCTION LIMITS OWNED BY INDIVIDUALS OR PRIVATE COMPANIES ARE TO BE REMOVED TO THE BACK OF THE CONSTRUCTION LIMITS AND PLUGGED
CASE 2 - SYSTEMS SHOWN BY THE PLANS TO BE REMOVED AND RELOCATED SHALL BE RELOCATED TO THE BACK OF THE SIDEWALK. COST SHALL BE INCLUDED IN PRICE BID FOR "GRADING COMPLETE".

14. AN N.O.I (NOTICE OF INTENT) IS NOT REQUIRED FOR THIS PROJECT.

15. ALL EXISTING STORM DRAIN PIPES INCLUDING BOX CULVERTS WITHIN THE CONSTRUCTION LIMITS SHALL BE CLEANED PRIOR TO COMPLETION OF PROJECT. COST TO BE INCLUDED IN GRADING COMPLETE.

16. ALL EXISTING PIPE NO LONGER IN USE SHALL BE REMOVED UNLESS OTHERWISE NOTED ON PLANS OR AS DIRECTED BY THE ENGINEER. REMOVAL OF PIPE SHALL BE INCLUDED IN PRICE BID FOR "GRADING COMPLETE".

17. ALL PEDESTRIAN FACILITIES SHALL BE INSTALLED IN COMPLIANCE WITH THE AMERICAN DISABILITIES ACT (ADA).

MAINTENANCE OF TRAFFIC

1. ALL ITEMS NECESSARY FOR COMPLIANCE WITH THESE REQUIREMENTS SHALL BE INCLUDED IN THE PRICE BID FOR "TRAFFIC CONTROL".

2. ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION

3. EXISTING TRAFFIC SIGNS SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. MAINTENANCE INCLUDES REPLACING DAMAGED AND STOLEN SIGNS, AND PERIODIC CLEANING OF EXISTING SIGNS AND CONSTRUCTION RELATED TRAFFIC CONTROL DEVICES.

4. EXISTING PAVEMENT MARKINGS THAT CONFLICT AS DETERMINED BY THE ENGINEER SHALL BE OBLITERATED BY THE CONTRACTOR (BLACK OUT PAINT PROHIBITED)

5. TEMPORARY TRAFFIC BARRIERS SHALL HAVE TWO (2') FEET MINIMUM OFFSET FROM THE EDGE OF ANY TRAVEL LANE. ONLY TRAFFIC DRUMS, MEETING THE MINIMUM REQUIREMENTS OF THE MUTCD AND SECTION 150, AND TEMPORARY BARRIERS THAT ARE CRASHWORTHY SHALL BE USED ADJACENT TO TRAVEL LANES. UNLESS PRIOR APPROVAL IS GRANTED BY CITY OF WOODSTOCK. THE TEMPORARY BARRIERS CANNOT BE PLACED LESS THAN TWO (2') FEET FROM THE EDGE OF THE TRAVEL LANES. THE USE OF TYPE I AND TYPE II BARRICADES AND TRAFFIC CONES IS PROHIBITED.

6. TRAFFIC DRUMS MEETING THE MINIMUM REQUIREMENTS OF THE MUTCD AND SECTION 150 SHALL BE USED FOR CHANNELIZATION OF TRAFFIC IN ALL TRAFFIC SHIFTS. FOR ANY WORK ZONE, THE MAXIMUM DRUM SPACING, IN FEET, SHALL BE THE DESIGN OR POSTED SPEED LIMIT, WHICHEVER IS LESS. BASED ON FIELD CONDITIONS, THE MAXIMUM SPACING OF THE TRAFFIC DRUMS MAY NEED TO BE FURTHER REDUCED.

7. ALL TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR SO AS NOT TO INTERFERE WITH SIGHT DISTANCES ALONG ANY ADJACENT SIDE ROAD OR DRIVEWAY.

8. CITY OF WOODSTOCK RESERVES THE RIGHT TO MODIFY THE MAINTENANCE OF TRAFFIC PLAN AS FIELD CONDITIONS WARRANT. IF ADDITIONAL TRAFFIC CONTROL DEVICES ARE REQUIRED, THESE SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE CITY.

9. NO LANE CLOSURES ARE ALLOWED BETWEEN 6-9 AM AND 4-7 PM WITHOUT PRIOR APPROVAL BY THE CITY.

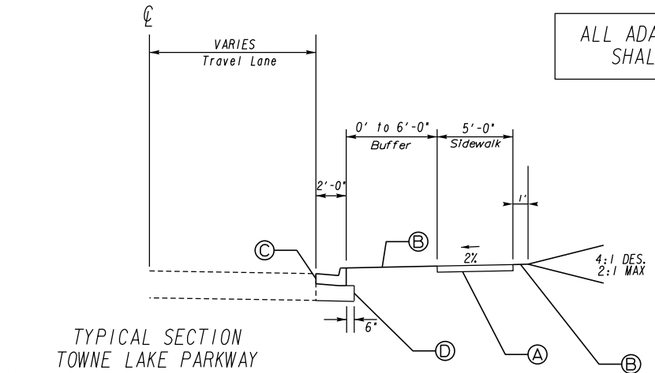
10. LUMP-SUM TRAFFIC CONTROL: THE PRICE BID FOR LUMP-SUM TRAFFIC CONTROL INCLUDE THE COST OF STAGED CONSTRUCTION, MAINTENANCE OF TRAFFIC (INCLUDING AGGREGATE SURFACE COURSE), INSTALLATION AND REMOVAL OF ALL TEMPORARY SIGNAGE, INTERIM PAVEMENT MARKINGS, BARRICADES, AND OTHER INTERIM TRAFFIC CONTROL DEVICES NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF THE PROJECT. DEVICES UTILIZED ON THE PROJECT SHALL BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION AND SECTION 150. ALL DEVICES, SIGNS, POSTS, BARRICADES, ETC SHALL BE FROM THE GDOT QUALIFIED PRODUCTS LIST (QPL). ALL DEVICES SHALL BE CRASHWORTHY UNDER AASHTO AND NCHRP 350 REQUIREMENTS. THE ENGINEER MAY DIRECT THAT ADDITIONAL DEVICES AND MARKINGS BE ADDED TO THE TRAFFIC CONTROL PLAN. THE COST OF NOMINAL ITEMS ADDED BY THE ENGINEER SHALL BE INCLUDED IN LUMP-SUM TRAFFIC CONTROL EXCEPT FOR THE ADDITION OF A CHANGEABLE MESSAGE SIGN(S) OR A UNIT PRICE WILL BE DETERMINED WHEN A CHANGEABLE MESSAGE SIGN(S) IS NOT INCLUDED IN THE CONTRACT.

CALCO ENGINEERING

REVISION DATES

GENERAL NOTES
STREETSCAPE VI
MILL STREET TO MAIN STREET

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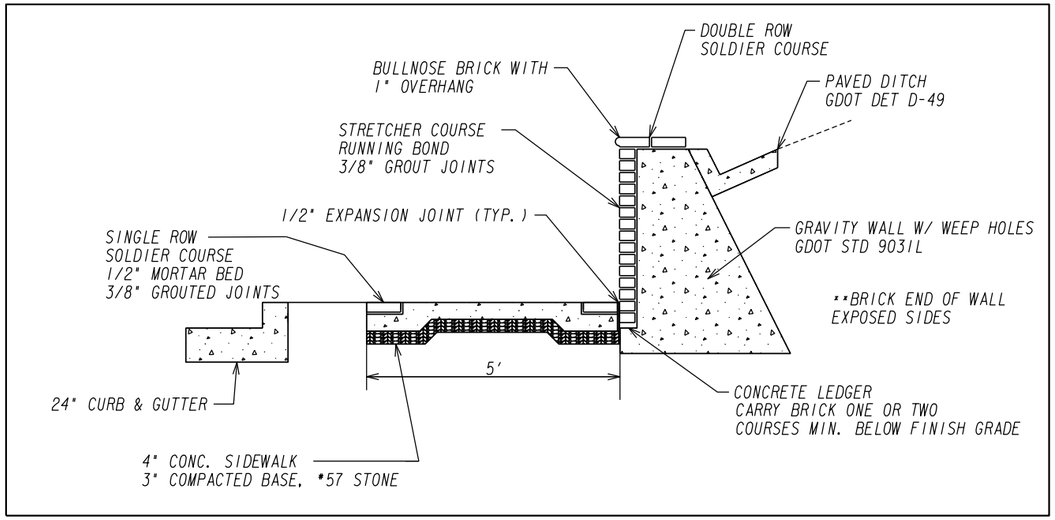


TYPICAL SECTION
TOWNE LAKE PARKWAY
STA 14+25.00 - STA 24+23.26

Ⓐ CONC SIDEWALK, 4 IN
Ⓑ SOD
Ⓒ CONC CURB & GUTTER, 8 IN X 24 IN, TP 2
Ⓓ GR AGGR BASE CRS, INCL MATL

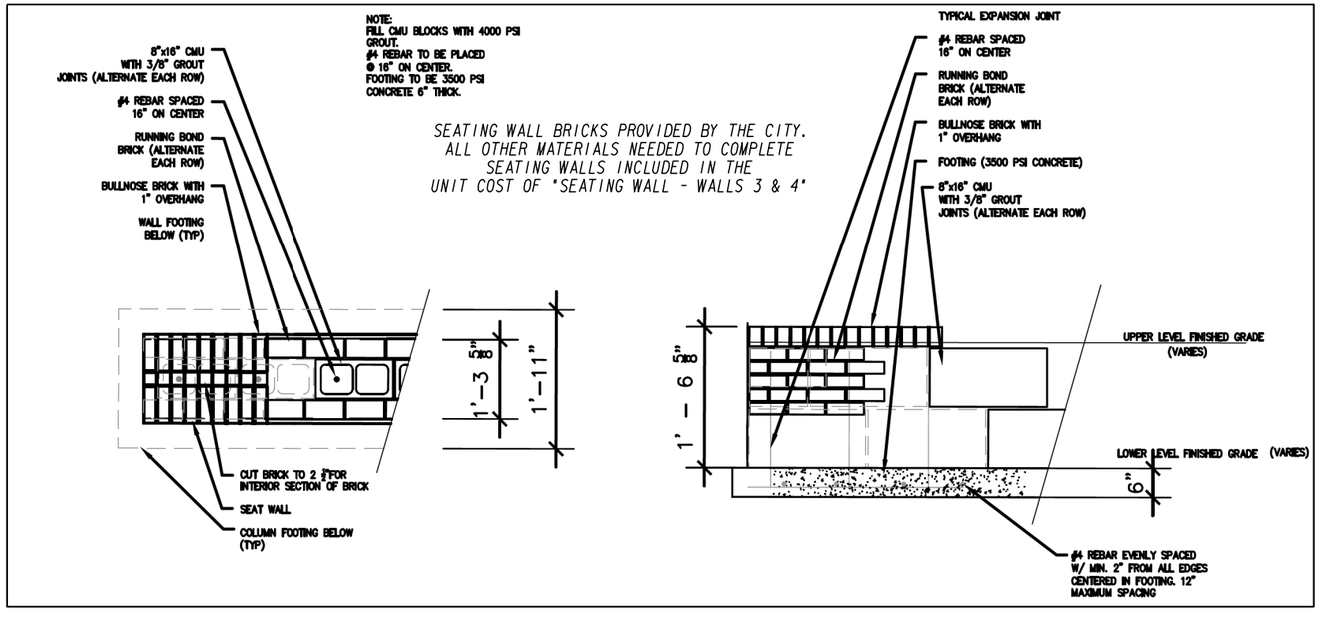
ALL ADA TRUNCATED DOME PADS SHALL BE YELLOW COLOR.

GRAVITY WALL AND SIDEWALK BRICK DETAILS



GRAVITY WALL BRICKS AND
SIDEWALK BRICK PAVERS PROVIDED BY CITY.

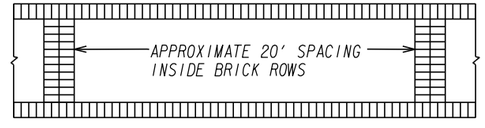
SEATING WALL DETAILS



SEATING WALL BRICKS PROVIDED BY THE CITY.
ALL OTHER MATERIALS NEEDED TO COMPLETE
SEATING WALLS INCLUDED IN THE
UNIT COST OF "SEATING WALL - WALLS 3 & 4"

SIDEWALK BRICK PATTERN

SINGLE ROW SOLDIER COURSE OUTSIDE BORDER
DOUBLE ROW SOLDIER COURSE INSIDE ROWS



GRAVITY WALL BRICKS AND
SIDEWALK BRICK PAVERS PROVIDED BY CITY.

CALCO ENGINEERING

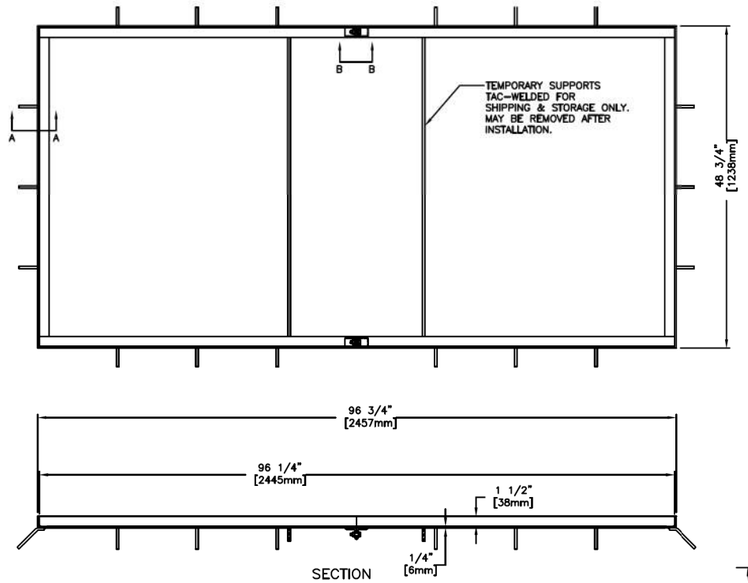
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REVISION DATES

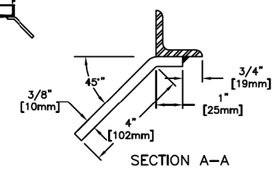
TYPICAL SECTIONS
STREETSCAPE VI
MILL STREET TO MAIN STREET

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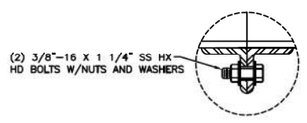
48 x 96 Steel Tree Grate Frame



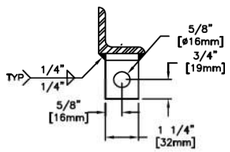
SECTION



SECTION A–A



SECTION B–B



BOLT TAB DETAIL

USE 1 3/4"X1 3/4"X1/4" FOR BOLT TABS

NOTES:

1. ALL COMPONANTS SHALL CONFORM TO ASTM A36.
2. FRAME WILL SUPPORT SAME LOADING CONDITIONS AS SURROUNDING CONCRETE WHEN PROPERLY CAST IN.
3. ENTIRE FRAME SHALL HAVE A FLAT BLACK RUSTOLEUM COATING.
4. PARTS TO HAVE PRODUCT NUMBER IDENTIFICATION.
5. UNLESS OTHERWISE SPECIFIED AND/OR INDICATED, FABRICATION TOLERENCES SHALL BE +/-1/16".

TREE GRATE MATERIALS TO BE PROVIDED BY CITY

CALCO ENGINEERING

NOT TO SCALE

REVISION DATES

TYPICAL SECTIONS

STREETSCAPE V1
MILL STREET TO MAIN STREET

CHECKED:		DATE:		DRAWING No.
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VERIFIED:		DATE:		

SUMMARY OF QUANTITIES

GRADING COMPLETE	
TOTAL	LUMP SUM

TRAFFIC CONTROL	
TOTAL	LUMP SUM

GALV STEEL PIPE HANDRAIL - COLOR BLACK	
	LF
TOTAL	70

ADJUST WATER METER BOX TO GRADE	
	EA
TOTAL	1

REMOVEABLE BOLLARDS	
	EA
TOTAL	5

TREE GRATES - INSTALL ONLY	
	EA
TOTAL	2

WALLS

	CLASS B CONCRETE, RETAINING WALL 1 & 2	BRICK MASONRY - WALLS 1 & 2 (INSTALL ONLY)	SEATING WALL - WALLS 3 & 4 (WALL BRICK PROVIDED BY CITY, INSTALL ONLY)
	CY	SF	LF
WALL 1	21	380	
WALL 2	15	260	
WALL 3			35
WALL 4			35
TOTAL	36	640	70

SUMMARY OF ROADWAY QUANTITIES

LOCATION	GR AGGR BASE CRS, INCL MATL	RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	TACK COAT	MILL ASPH CONC PVMT, 1 1/2 IN DEPTH	DRIVEWAY CONCRETE, 8 IN TK	CONC SIDEWALK, 4 IN	PLAIN CONC DITCH PAVING, 4 IN	CONC VALLEY GUTTER, 8 IN	CONCRETE HEADER CURB, 6 IN, TP 2	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	BRICK PAVERS - SIDEWALK (INSTALL ONLY)
	TN	TN	TN	GL	SY	SY	SY	SY	SY	LF	LF	SF
TOWNE LAKE PKWY	54	--	--	--	--	-	661	36	-	--	544	1050
DRIVEWAYS	62	10	7	6	50	141	--		23	30	--	
TOTAL	116	10	7	6	50	141	661	36	23	30	544	1050

STRUCTURE NUMBER	LOCATION			LF 12 INCH STORMDRAIN	LF 18 INCH STORMDRAIN	ADJUST MANHOLE TO GRADE	DROP INLETS, GROUP 1 GA STD 1019A "TYPE E" 6' 0" OR LESS	DROP INLETS, GROUP 1 GA STD 1019A "TYPE E" ADDITL DEPTH	CATCH BASIN, GROUP 1 GA STD 1033D 6' 0" OR LESS	CATCH BASIN, GROUP 1 GA STD 1033D ADDITL DEPTH	JUNCTION BOX	SAFETY END SECTION 18 IN, SIDE DRAIN, 4:1 SLOPE	RIVER ROCK 4" - 10"	PLASTIC FILTER FABRIC	YARD DRAIN
	1'-10'			1'-10'		EA	EA	LF	EA	LF	EA	EA	SY	SY	EA
A1	14+39.1	15.00' RT	TOWNE LAKE PKWY		10				1						
A2	14+39.1	25.65' RT	TOWNE LAKE PKWY												
A3	14+68.3	27.00' RT	TOWNE LAKE PKWY		24							1			
	16+42.00	20.00' RT	TOWNE LAKE PKWY			1									
B1	16+78.0	24.65' RT	TOWNE LAKE PKWY												
B2	16+80.5	25.00' RT	TOWNE LAKE PKWY		12							1			
	19+00.0	23.00' RT											5	5	
C1	19+50.3	15.70' RT	TOWNE LAKE PKWY												
C2	19+95.3	15.70' RT	TOWNE LAKE PKWY	15	49						1				1
C3	20+68.2	15.80' RT	TOWNE LAKE PKWY		69				1						
C4	20+68.2	30.90' RT	TOWNE LAKE PKWY	15			1								
	PROJECT TOTAL			30	164	1	1		2		1	2	5	5	1

SUMMARY OF DRIVEWAY PAVEMENT QUANTITIES (FOR INFORMATION PURPOSES ONLY)

LOCATION	GR AGGR BASE CRS, INCL MATL	RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	TACK COAT	MILL ASPH CONC PVMT, 1 1/2 IN DEPTH	DRIVEWAY CONCRETE, 8 IN TK	CONC VALLEY GUTTER, 8 IN	CONCRETE HEADER CURB, 6 IN, TP 2
STATION & SIDE	TN	TN	TN	GL	SY	SY	SY	LF
STA. 16+55 RT	11	--	--	--	--	29	--	
STA. 17+35 LT	5	--	--	--	--	14	--	
STA. 17+92 LT	7	--	--	--	--	17	--	
STA. 18+72 RT	15	--	--	--	--	39	--	
STA. 21+41 RT	9	--	--	--	--	--	23	
STA. 22+53 RT	15	--	--	--	--	42	--	
STA. 23+17 RT	--	10	7	6	50	--	--	30
TOTAL	62	10	7	6	50	141	23	30

*TOTALS ARE INCLUDED IN THE SUMMARY OF ROADWAY QUANTITIES

	CONSTRUCT AND REMOVE FABRIC CHECK DAM - TYPE C SILT FENCE	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	MAINTENANCE OF TEMPORARY SILT FENCE, TP A	MAINTENANCE OF CHECK DAMS - ALL TYPES	MAINTENANCE OF INLET SEDIMENT TRAP	TEMPORARY SILT FENCE, TYPE A
	LF	EA	LF	LF	EA	LF
TOWNE LAKE PKWY	65	5	140	65	5	280
TOTAL	65	5	140	65	5	280

SOD		
	UNIT	QTY.
TOTAL	SY	500

MULCH		
	UNIT	QTY.
TOTAL	TON	3

CALCO ENGINEERING

REVISION DATES

SUMMARY QUANTITIES
STREETSCAPE V1
MILL STREET TO MAIN STREET

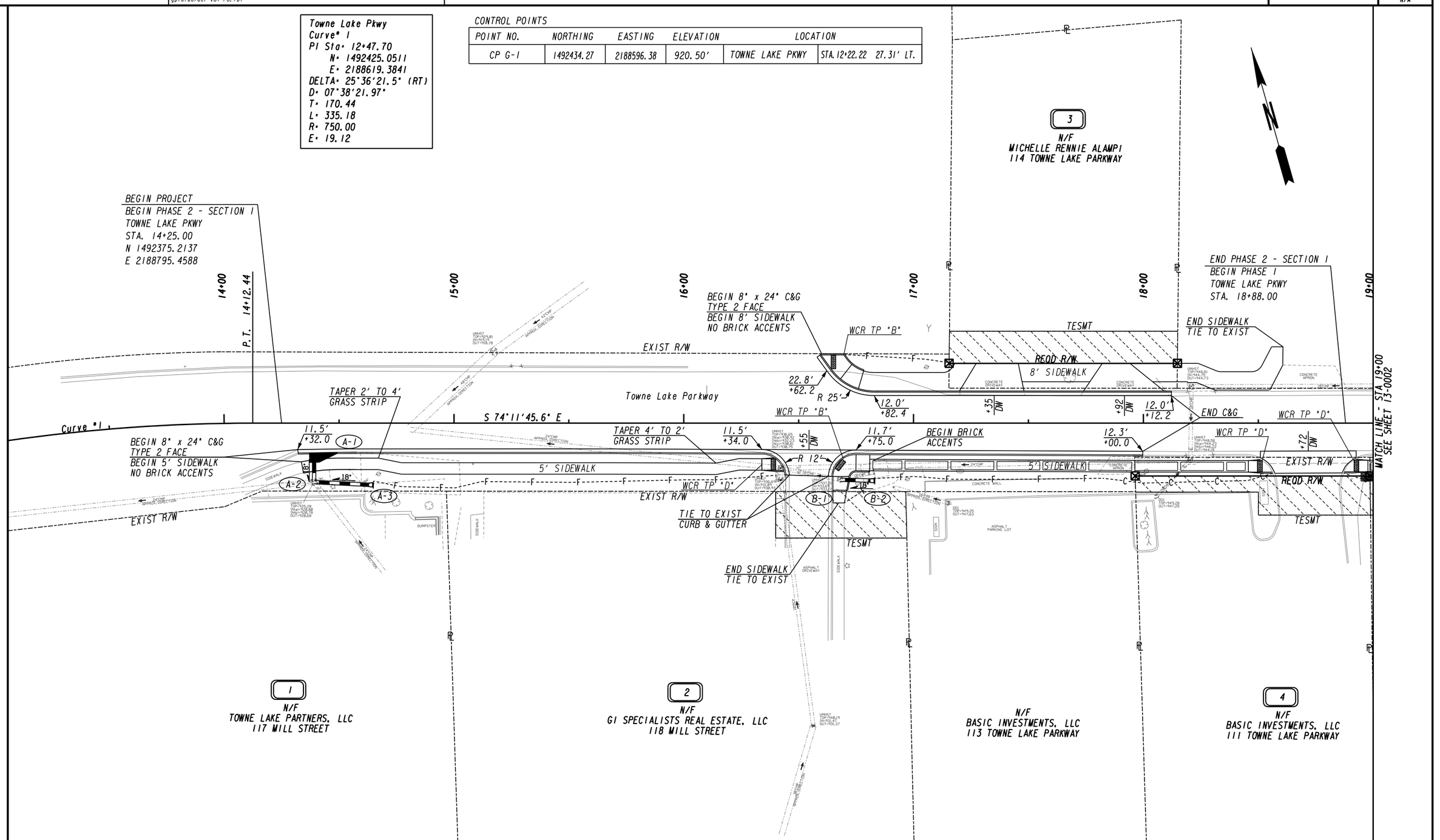
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DRAWING No. 06-0001

Towne Lake Pkwy
Curve* 1
PI Sta* 12+47.70
N* 1492425.0511
E* 2188619.3841
DELTA* 25°36'21.5" (RT)
D* 07°38'21.97"
T* 170.44
L* 335.18
R* 750.00
E* 19.12

CONTROL POINTS

POINT NO.	NORTHING	EASTING	ELEVATION	LOCATION	
CP G-1	1492434.27	2188596.38	920.50'	TOWNE LAKE PKWY	STA.12+22.22 27.31' LT.



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA
(SEE ERIT TABLE)

CALCO ENGINEERING

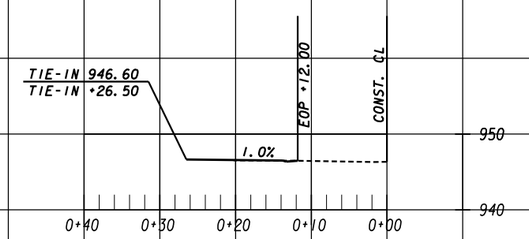
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REVISION DATES

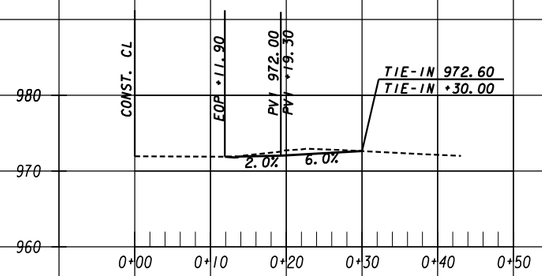
CONSTRUCTION PLAN
STREETSCAPE V1
MILL STREET TO MAIN STREET

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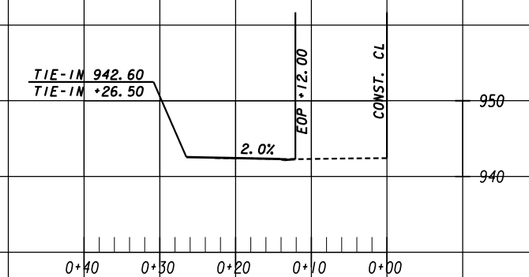
10/23/2015 GPLN



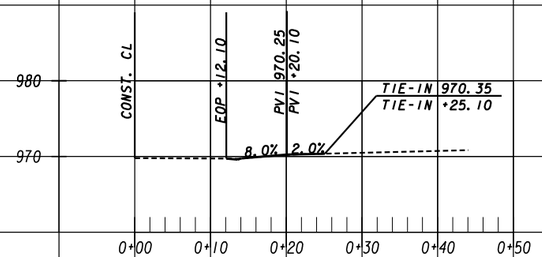
Driveway 3
STA. 17+92 LT



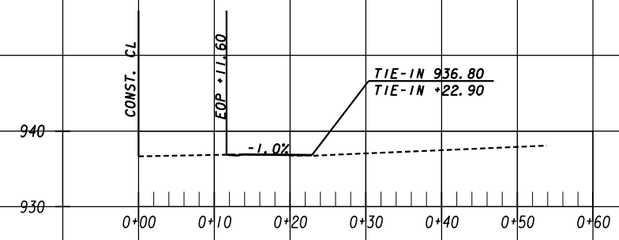
Driveway 6
STA. 22+53 RT



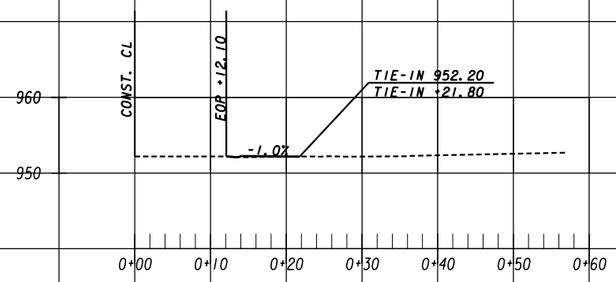
Driveway 2
STA. 17+35 LT



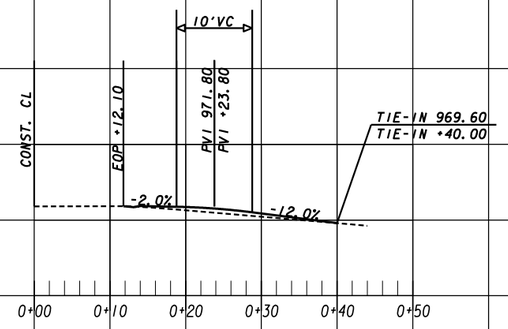
Driveway 5
STA. 21+41 RT



Driveway 1
STA. 16+55 RT



Driveway 4
STA. 18+72 RT



Driveway 7
STA. 23+17 RT

CALCO ENGINEERING

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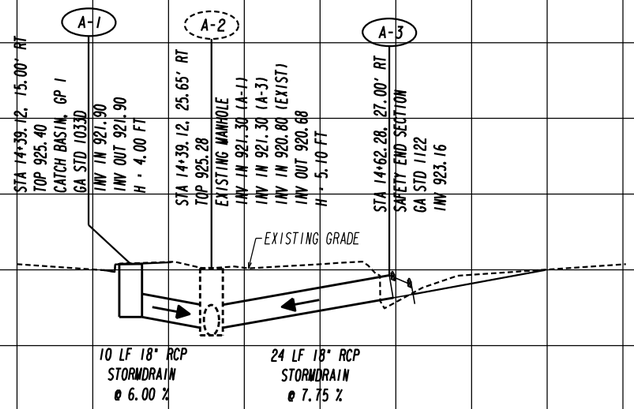
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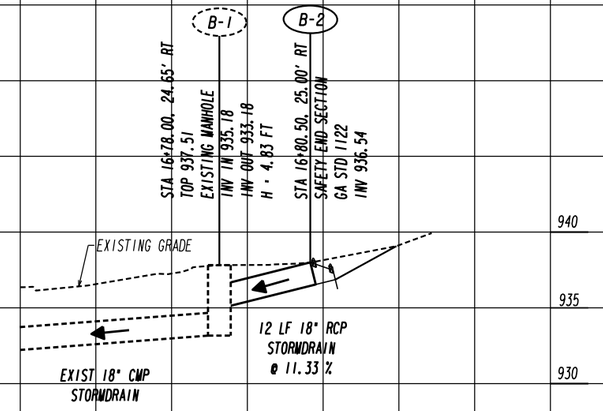
REVISION DATES

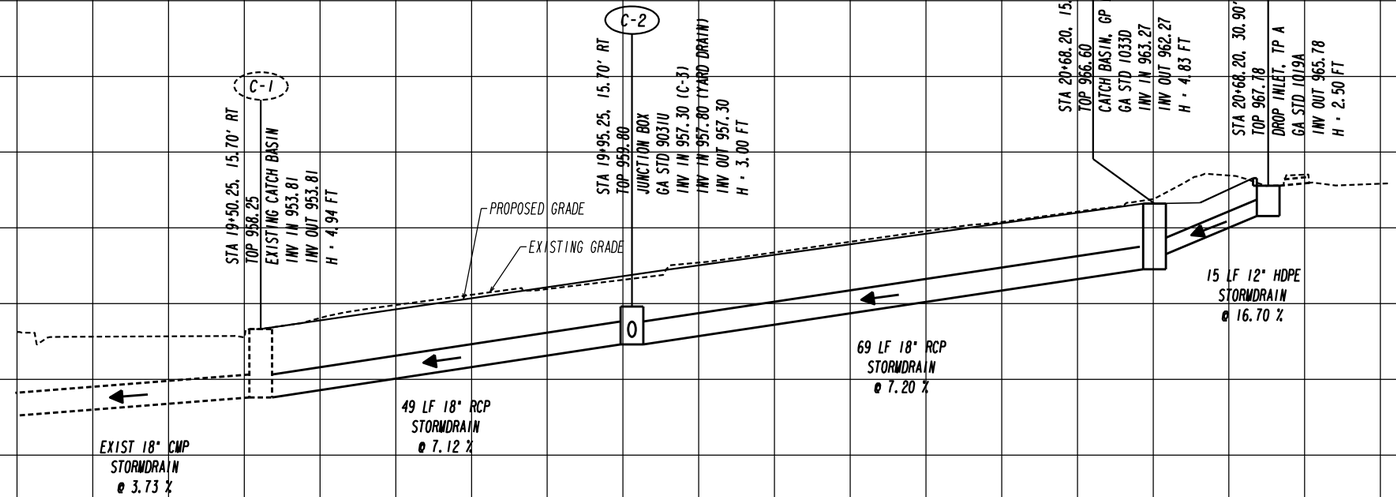
DRIVEWAY PROFILES
STREETSCAPE VI
MILL STREET TO MAIN STREET

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11/8/2018 SUXSEW







CALCO ENGINEERING

HORIZ.
SCALE IN FEET
0 10 20

VERT.
SCALE IN FEET
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REVISION DATES

DRAINAGE PROFILES
STREETSCAPE V1
MILL STREET TO MAIN STREET

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calco

GPLOT-V8
gplotborder-V81-P0.tbl

Streetscape V1_23-000X.dgn

CITY OF WOODSTOCK, GA

P.I. No.
N/A

SEE DRIVEWAY PROFILES

16+50

16+00

2.0% 1:1 24.70

15+50

2.0% 1:1 25.80

15+00

2.0% 2:1 28.20

14+50

HORIZ.
SCALE IN FEET
0 10 20

VERT.
SCALE IN FEET
0 10 20

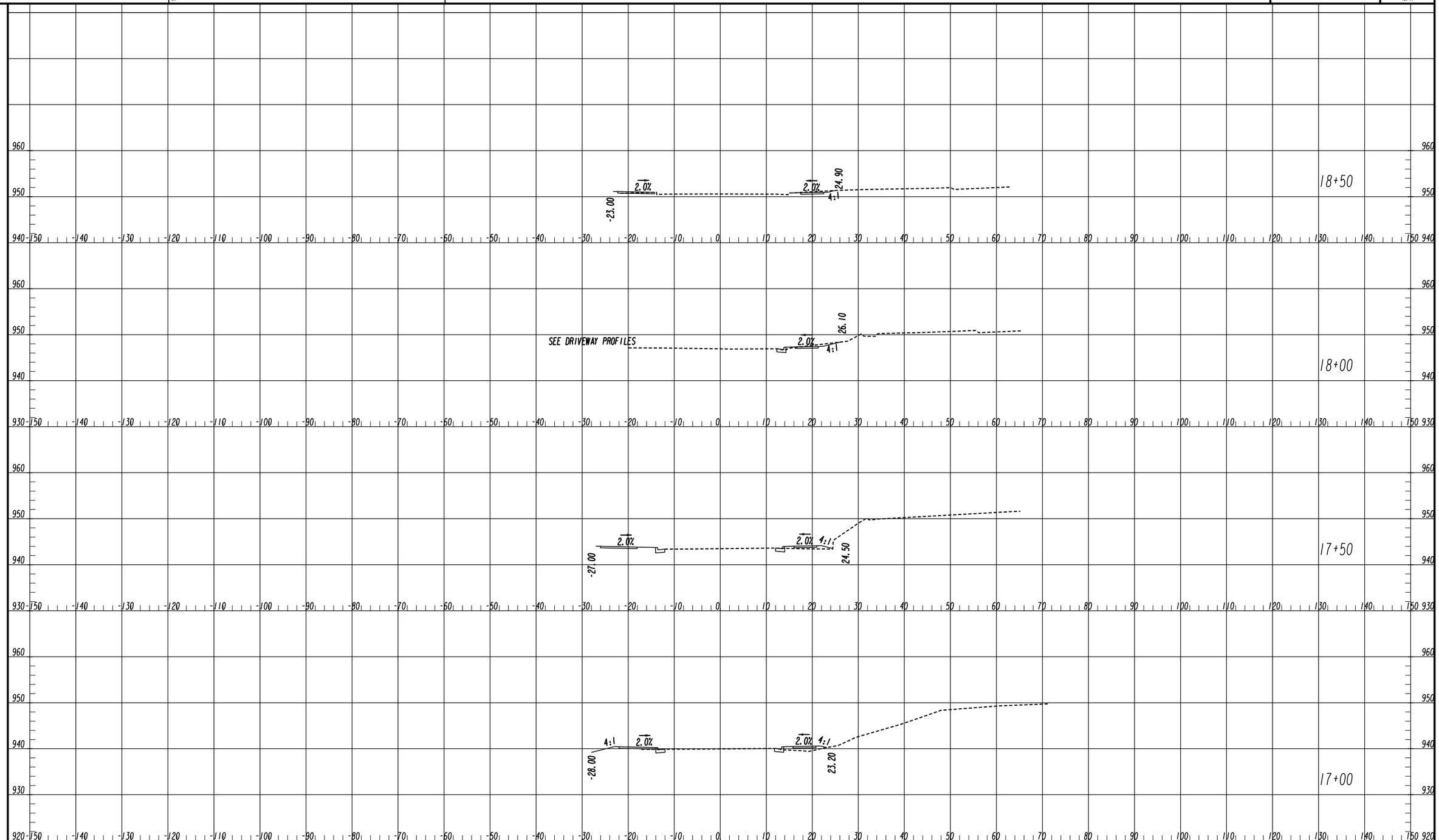
REVISION DATES

CROSS SECTIONS
STREETSCAPE V1
MILL STREET TO MAIN STREET

CHECKED:		DATE:	
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	
VERIFIED:		DATE:	

DRAWING No.
23-0001

11/8/2018 SUXSEW



CALCO ENGINEERING

HORIZ.
SCALE IN FEET
0 10 20

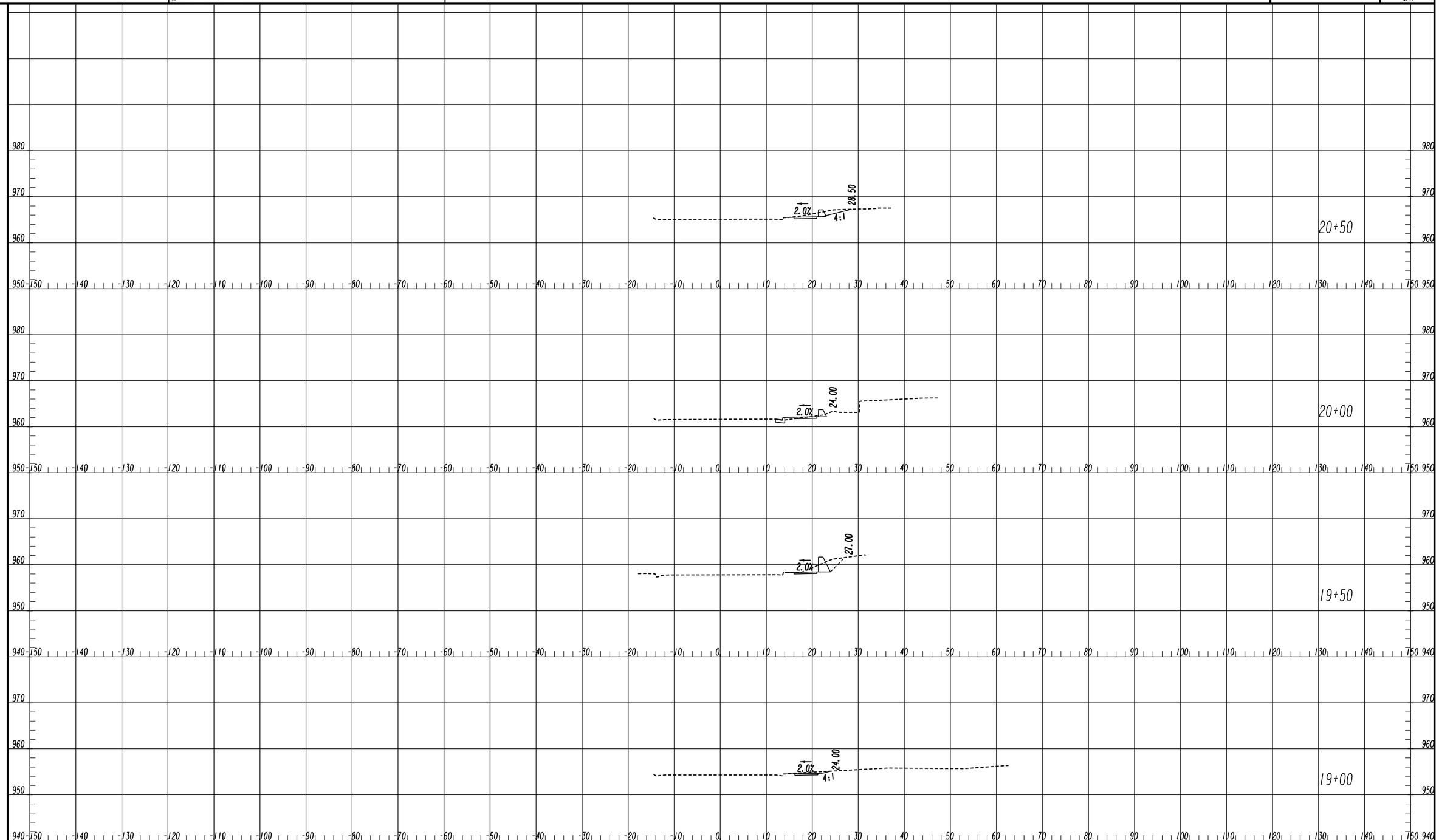
VERT.
SCALE IN FEET
0 10 20

REVISION DATES

CROSS SECTIONS
STREETSCAPE V1
MILL STREET TO MAIN STREET

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		23-0002
CORRECTED:		DATE:		
VERIFIED:		DATE:		

11/8/2018 SUXSEW



HORIZ.
SCALE IN FEET
0 10 20

VERT.
SCALE IN FEET
0 10 20

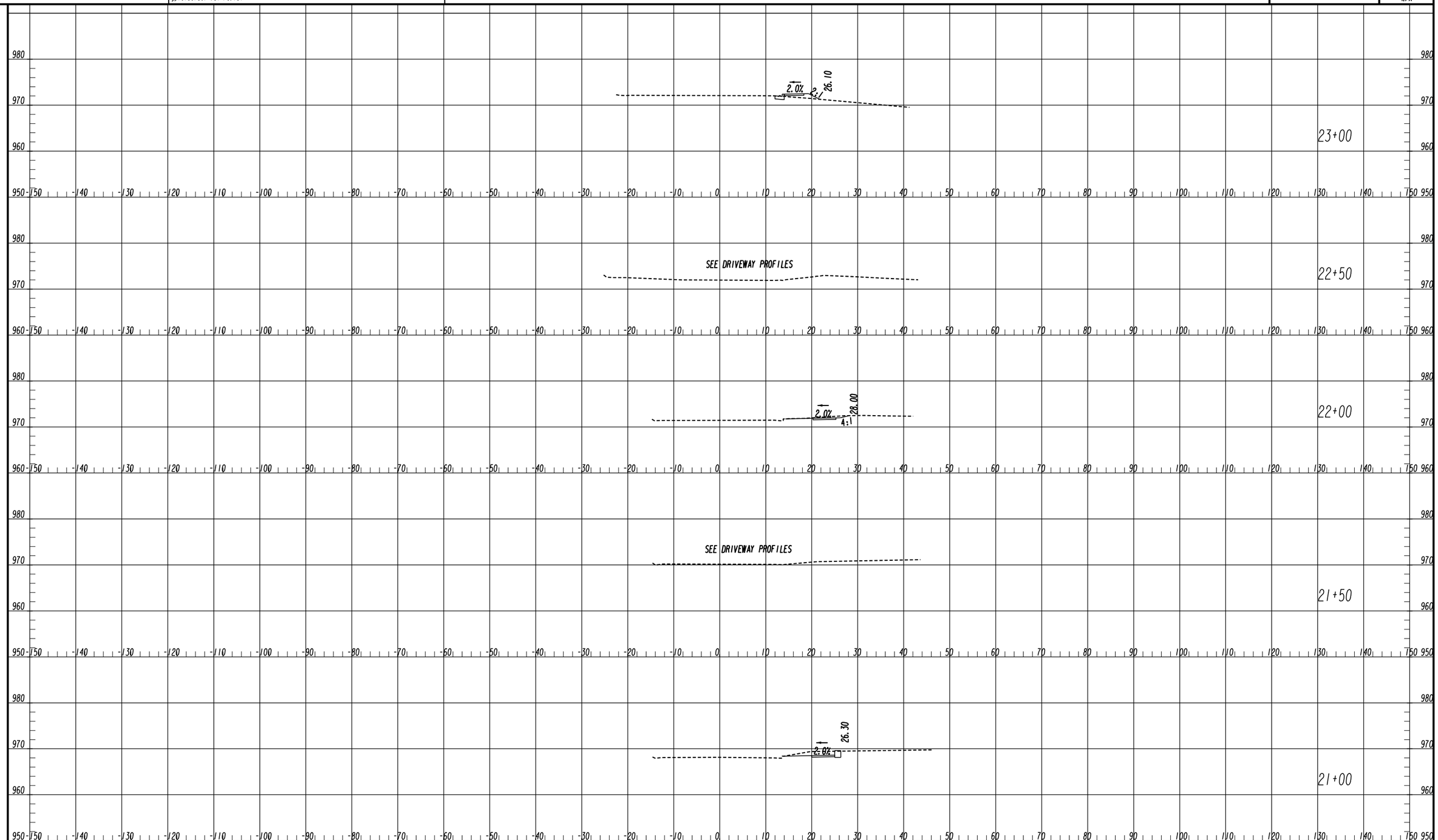
REVISION DATES

CROSS SECTIONS

STREETSCAPE V1
MILL STREET TO MAIN STREET

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		23-0003
CORRECTED:		DATE:		
VERIFIED:		DATE:		

11/8/2018 SUXSEW



HORIZ.
SCALE IN FEET
0 10 20

VERT.
SCALE IN FEET
0 10 20

REVISION DATES
04/21/22

CROSS SECTIONS

STREETSCAPE V1
MILL STREET TO MAIN STREET

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		
CORRECTED:		DATE:		23-0004
VERIFIED:		DATE:		

11/8/2018 SUXSEW

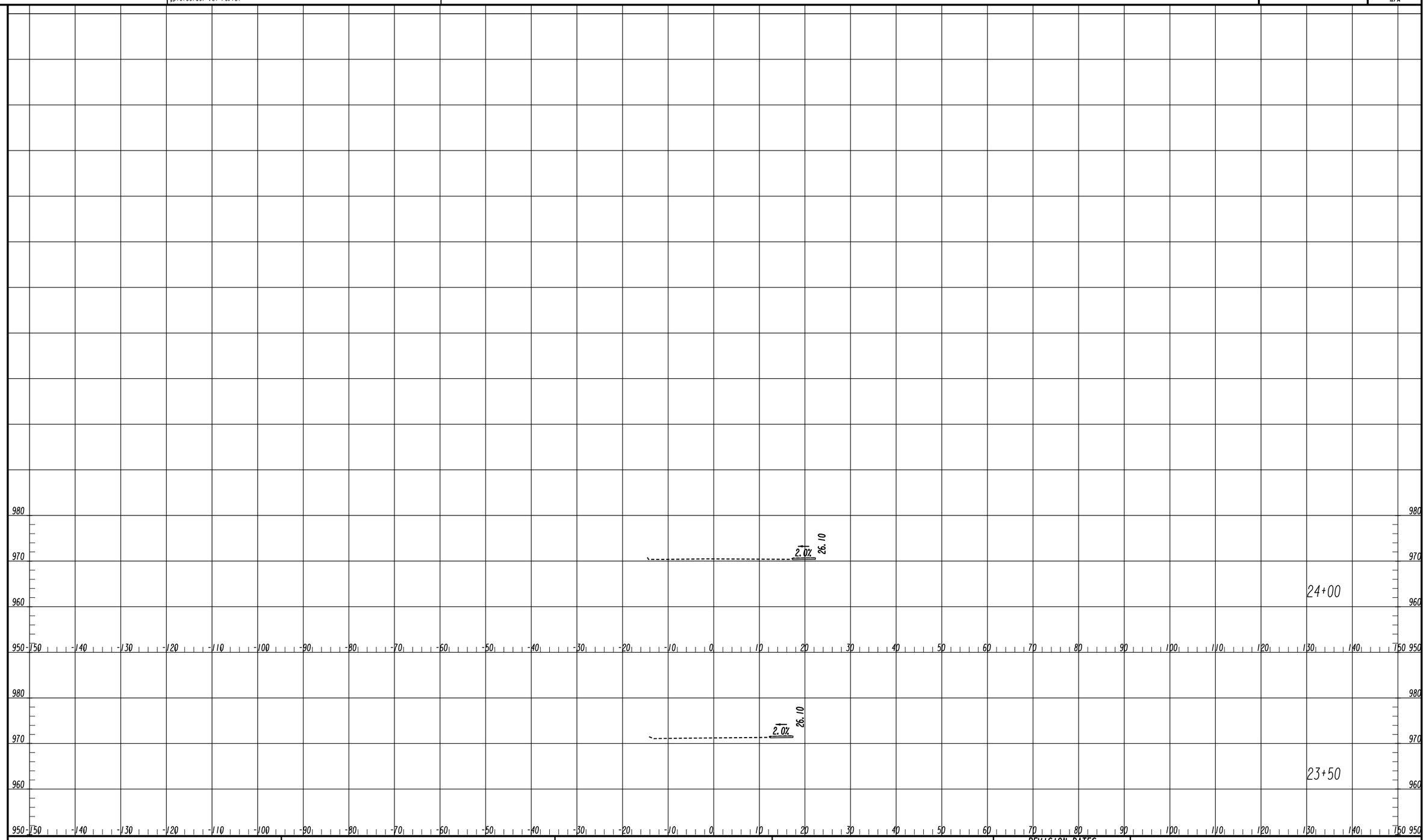
2/6/2025 3:32:05 PM
calco

GPLOT-V8
gplotborder-V8i-P0.tbl

Streetscape V1_23-000X.dgn

CITY OF WOODSTOCK, GA

P.I. No.
N/A



CALCO ENGINEERING

HORIZ.
SCALE IN FEET
0 10 20

VERT.
SCALE IN FEET
0 10 20

REVISION DATES

CROSS SECTIONS
STREETSCAPE V1
MILL STREET TO MAIN STREET

CHECKED:		DATE:	DRAWING No.
BACKCHECKED:		DATE:	
CORRECTED:		DATE:	23-0005
VERIFIED:		DATE:	

11/8/2018 SUXSEW

	EXISTING	TO BE REMOVED	PROPOSED	TYPE OF UTILITY
OVERHEAD	E	E	E	ELECTRIC
	E-T	E-T	E-T	ELECTRIC, TELECOMMUNICATION
	E-TV	E-TV	E-TV	ELECTRIC, CABLE TV
	E-TC	E-TC	E-TC	ELECTRIC TRAFFIC CONTROL
	E-T-TV	E-T-TV	E-T-TV	ELECTRIC, TELECOMMUNICATIONS, CABLE TV
	E-T-TV-TC	E-T-TV-TC	E-T-TV-TC	ELECTRIC, TELECOMMUNICATIONS, CABLE TV, TRAFFIC CONTROL
	E-TV-TC	E-TV-TC	E-TV-TC	ELECTRIC, CABLE TV, TRAFFIC CONTROL
	E-T-TC	E-T-TC	E-T-TC	ELECTRIC, TELECOMMUNICATIONS, TRAFFIC CONTROL
	GW	GW	GW	GUY WIRE
	T	T	T	TELECOMMUNICATIONS
	T-TC	T-TC	T-TC	TELECOMMUNICATIONS, TRAFFIC CONTROL
	T-TV-TC	T-TV-TC	T-TV-TC	TELECOMMUNICATIONS, CABLE TV, TRAFFIC CONTROL
	T-TV	T-TV	T-TV	TELECOMMUNICATIONS, CABLE TV
	TV	TV	TV	CABLE TV
	TV-TC	TV-TC	TV-TC	CABLE TV, TRAFFIC CONTROL
				TRAFFIC CONTROL
UNDERGROUND	E	E	E	ELECTRIC (QL-D)
	E(C)	E(C)		ELECTRIC (QL-C)
	E(B)	E(B)		ELECTRIC (QL-B)
	T	T	T	TELECOMMUNICATIONS (QL-D)
	T(C)	T(C)		TELECOMMUNICATIONS (QL-C)
	T(B)	T(B)		TELECOMMUNICATIONS (QL-B)
	TV	TV	TV	CABLE TV (QL-D)
	TV(C)	TV(C)		CABLE TV (QL-C)
	TV(B)	TV(B)		CABLE TV (QL-B)
	W	W	W	WATER (QL-D)
	W(C)	W(C)		WATER (QL-C)
	W(B)	W(B)		WATER (QL-B)
	**W	**W	**W	WATER FOR LABELED PIPE SIZES (QL-D)
	**W(C)	**W(C)		WATER FOR LABELED PIPE SIZES (QL-C)
	**W(B)	**W(B)		WATER FOR LABELED PIPE SIZES (QL-B)
	NW	NW	NW	NON-POTABLE WATER (QL-D)
	NW(C)	NW(C)		NON-POTABLE WATER (QL-C)
	NW(B)	NW(B)		NON-POTABLE WATER (QL-B)
	**NW	**NW	**NW	NON-POTABLE WATER FOR LABELED PIPE SIZES (QL-D)
	**NW(C)	**NW(C)		NON-POTABLE WATER FOR LABELED PIPE SIZES (QL-C)
	**NW(B)	**NW(B)		NON-POTABLE WATER FOR LABELED PIPE SIZES (QL-B)
	STM	STM	STM	STEAM (QL-D)
	STM(C)	STM(C)		STEAM (QL-C)
	STM(B)	STM(B)		STEAM (QL-B)
	**STM	**STM	**STM	STEAM FOR LABELED PIPE SIZES (QL-D)
	**STM(C)	**STM(C)		STEAM FOR LABELED PIPE SIZES (QL-C)
	**STM(B)	**STM(B)		STEAM FOR LABELED PIPE SIZES (QL-B)
	SS	SS	SS	SANITARY SEWER WITH FLOW DIRECTION (QL-D)
	SS(C)	SS(C)		SANITARY SEWER WITH FLOW DIRECTION (QL-C)
	SS(B)	SS(B)		SANITARY SEWER WITH FLOW DIRECTION (QL-B)
	Σ**SS	Σ**SS	Σ**SS	SANITARY SEWER WITH FLOW DIRECTION FOR LABELED PIPE SIZES (QL-D)
	Σ**SS(C)	Σ**SS(C)		SANITARY SEWER WITH FLOW DIRECTION FOR LABELED PIPE SIZES (QL-C)
	Σ**SS(B)	Σ**SS(B)		SANITARY SEWER WITH FLOW DIRECTION FOR LABELED PIPE SIZES (QL-B)
	SFM	SFM	SFM	SANITARY SEWER FORCE MAIN WITH FLOW DIRECTION (QL-D)
	SFM(C)	SFM(C)		SANITARY SEWER FORCE MAIN WITH FLOW DIRECTION (QL-C)
	SFM(B)	SFM(B)		SANITARY SEWER FORCE MAIN WITH FLOW DIRECTION (QL-B)
	G	G	G	GAS (QL-D)
	G(C)	G(C)		GAS (QL-C)
	G(B)	G(B)		GAS (QL-B)
	**G	**G	**G	GAS FOR LABELED PIPE SIZES (QL-D)
	**G(C)	**G(C)		GAS FOR LABELED PIPE SIZES (QL-C)
	**G(B)	**G(B)		GAS FOR LABELED PIPE SIZES (QL-B)
	P	P	P	PETROLEUM (QL-D)
	P(C)	P(C)		PETROLEUM (QL-C)
	P(B)	P(B)		PETROLEUM (QL-B)
	**P	**P	**P	PETROLEUM FOR LABELED PIPE SIZES (QL-D)
	**P(C)	**P(C)		PETROLEUM FOR LABELED PIPE SIZES (QL-C)
	**P(B)	**P(B)		PETROLEUM FOR LABELED PIPE SIZES (QL-B)
	TC	TC	TC	TRAFFIC CONTROL (QL-D)
	TC(C)	TC(C)		TRAFFIC CONTROL (QL-C)
	TC(B)	TC(B)		TRAFFIC CONTROL (QL-B)
	UNK(B)	UNK(B)		UNKNOWN UTILITY FOUND IN SUE INVESTIGATION (QL-B)

EXISTING	PROPOSED	TEMPORARY	
E	E	E	ELECTRIC MANHOLE
H	H	H	HAND HOLE
E	E	E	TRANSFORMER
E	E	E	ELECTRIC METER
			UTILITY POLE/GUY POLE
			LIGHT POLE
			GUY ANCHOR
E	E	E	ELECTRIC BOX
M	M	M	MARKER
T	T	T	TELECOMMUNICATIONS MANHOLE
T	T	T	TELECOMMUNICATIONS PEDESTAL
X	X	X	SPLICE BOX
SLC	SLC	SLC	SUBCRIBER LOOP CARRIER (aka "SLICK")
			CABINET
			PHONE BOOTH
			CABLE TV PEDESTAL
TV	TV	TV	CABLE TV MANHOLE
W	W	W	WATER VALVE
W	W	W	WATER METER
W	W	W	WATER MANHOLE
			FIRE HYDRANT ASSEMBLY, 6" DIP (INCLUDES ASSOCIATED VALVE)
BFP	BFP	BFP	BACKFLOW PREVENTER
PIV	PIV	PIV	PRESSURE INDICATOR VALVE
ARV	ARV	ARV	AIR RELEASE VALVE
W	W	W	WELL
W	W	W	WATER VAULT

EXISTING	PROPOSED	TEMPORARY	
W	W	W	WATER VALVE MARKER
			STAND PIPE
			CLEANOUT
SS	SS	SS	SANITARY SEWER MANHOLE
ARV	ARV	ARV	AIR RELEASE VALVE
GT	GT	GT	GREASE TRAP
S	S	S	SANITARY SEWER FORCE MAIN VALVE
			VENT
G	G	G	GAS VALVE
G	G	G	GAS METER
G	G	G	GAS MANHOLE
GPR	GPR	GPR	GAS PRESSURE REGULATOR
G	G	G	GAS VAULT
GTS	GTS	GTS	GAS TEST STATION
P	P	P	PETROLEUM VALVE
TC			TRAFFIC CONTROL MANHOLE
			TRAFFIC CONTROL PEDESTRIAN SIGNAL

MISC.

LOS — LIMITS OF OVERHEAD AND SUBSURFACE UTILITY INVESTIGATION

TH — TEST HOLE (QL-A ONLY)

EOI — END OF INFORMATION

QUALITY LEVEL (QL) DELINEATION

123 — POLE ID

A01 — SANITARY SEWER MANHOLE (SSMH) ID

C123 — CONFLICT LOCATION ID

CALCO ENGINEERING

REVISION DATES

UTILITY PLANS
STREETSCAPE V1
MILL STREET TO MAIN STREET

CHECKED:		DATE:	DRAWING No.
BACKCHECKED:		DATE:	24-0000
CORRECTED:		DATE:	
VERIFIED:		DATE:	

BEGIN PROJECT
TOWNE LAKE PKWY
STA. 14+25.00
N 1492375.2137
E 2188795.4588

14+00 15+00 16+00 17+00 18+00 19+00

EXISTING:
2" PLASTIC GAS MAIN
NOP: 50 PSIG
INSTALLED: 2022

3
N/F
MICHELLE RENNIE ALAMPI
114 TOWNE LAKE PARKWAY

TESMT
REQD R/W
EXIST R/W
Towne Lake Parkway
W(B)
E-TV
G
F
C
SIDEWALK
CONCRETE DRIVEWAY
CONCRETE APRON
ASPHALT DRIVEWAY
ASPHALT PARKING LOT
CONCRETE WALL
DUMPSTER
SIGN
MATCH LINE - STA 19+00
SEE SHEET 24-0002

1
N/F
TOWNE LAKE PARTNERS, LLC
117 MILL STREET

2
N/F
GI SPECIALISTS REAL ESTATE, LLC
118 MILL STREET

N/F
BASIC INVESTMENTS, LLC
113 TOWNE LAKE PARKWAY

4
N/F
BASIC INVESTMENTS, LLC
111 TOWNE LAKE PARKWAY

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

CALCO ENGINEERING

SCALE IN FEET
0 20 40 80

REVISION DATES

UTILITY PLANS
STREETSCAPE V1
MILL STREET TO MAIN STREET

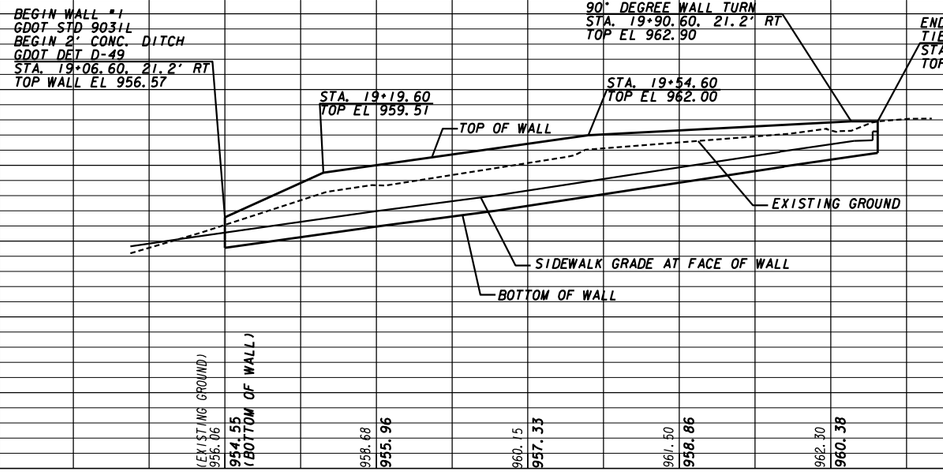
CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		24-0001
CORRECTED:		DATE:		
VERIFIED:		DATE:		

10/23/2015 GPLN

WALL 1

GDOT STD 9031L - TYPICAL SECTION A

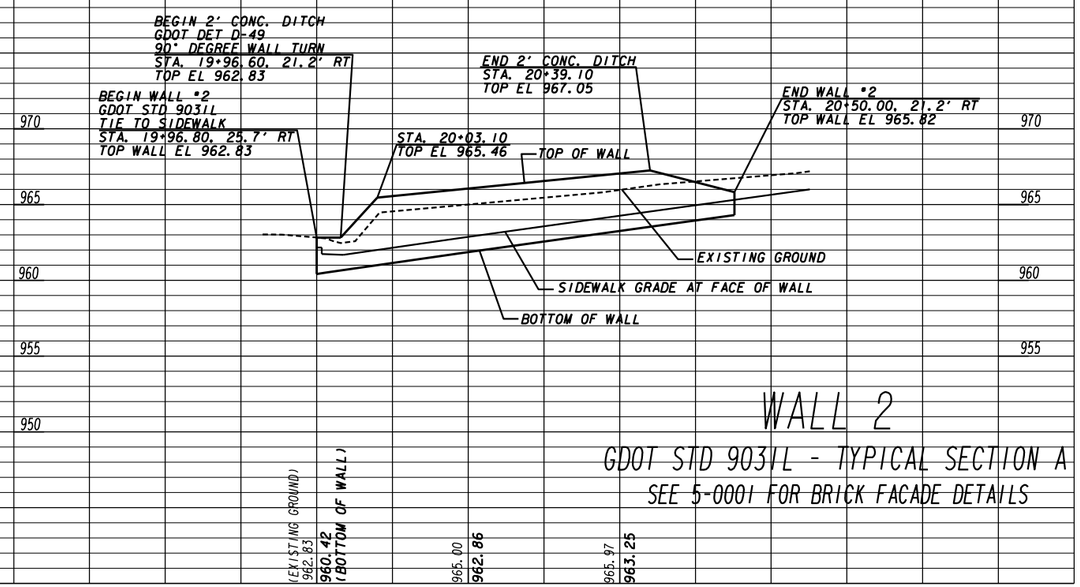
SEE 5-0001 FOR BRICK FACADE DETAILS



WALL 2

GDOT STD 9031L - TYPICAL SECTION A

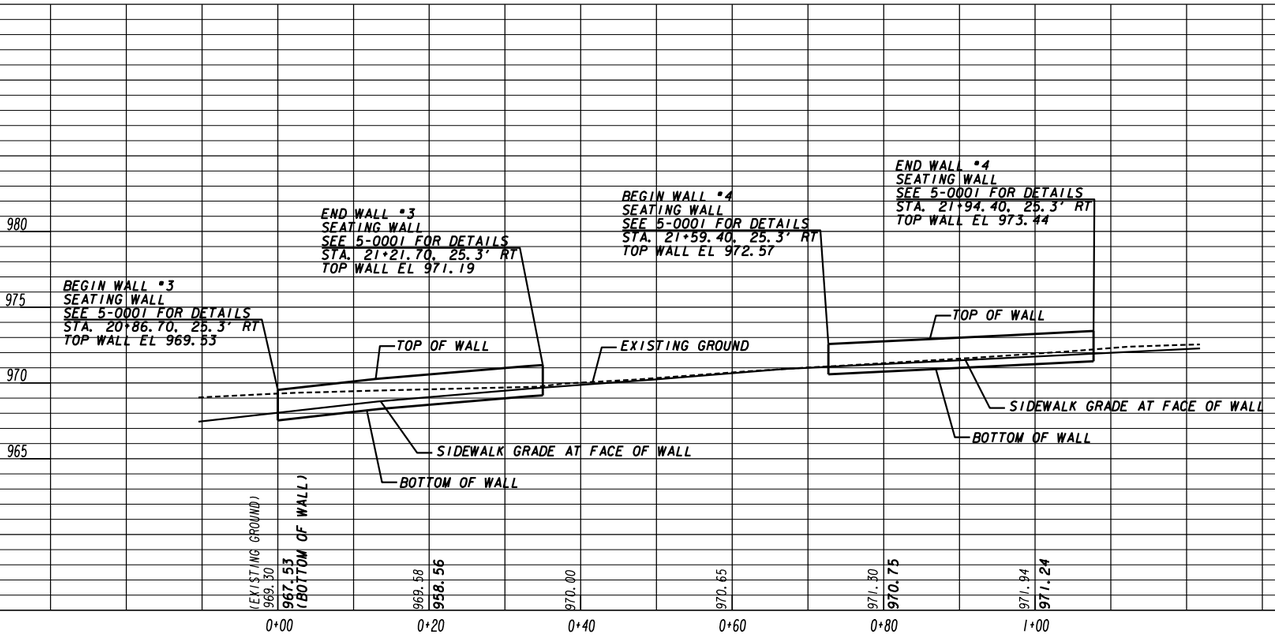
SEE 5-0001 FOR BRICK FACADE DETAILS



WALL 3 & 4

SEATING WALL

SEE 5-0001 FOR DETAILS



CALCO ENGINEERING

HORIZ. SCALE IN FEET
0 10 20

VERT. SCALE IN FEET
0 5 10

REVISION DATES

RETAINING WALL ENVELOPES

STREETSCAPE V1
MILL STREET TO MAIN STREET

CHECKED:		DATE:	DRAWING No.
BACKCHECKED:		DATE:	31-0001
CORRECTED:		DATE:	
VERIFIED:		DATE:	

Towne Lake Pkwy
Curve* 1
PI Sta= 12+47.70
N= 1492425.0511
E= 2188619.3841
DELTA= 25°36'21.5" (RT)
D= 07°38'21.97"
T= 170.44
L= 335.18
R= 750.00
E= 19.12

EROSION CONTROL NOTES:
INITIAL PHASE: PERIMETER SILT FENCE, FABRIC CHECK DAM, AND EXISTING INLET PROTECTION SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY.
CONSTRUCTION PHASE: EXISTING AND PROPOSED INLET PROTECTION SHALL BE IN PLACE DURING ALL PHASES OF CONSTRUCTION. MAINTAIN SILT FENCE AS REQUIRED.
FINAL PHASE: SILT FENCE SHALL BE REMOVED AND SOD SHALL BE ESTABLISHED AFTER ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.

TOWNE LAKE PARKWAY DISTURBED AREA = 0.32 AC

BEGIN PROJECT
BEGIN PHASE 2 - SECTION 1
TOWNE LAKE PKWY
STA. 14+25.00
N 1492375.2137
E 2188795.4588

P.T. 14+12.44

END PHASE 2 - SECTION 1
BEGIN PHASE 1
TOWNE LAKE PKWY
STA. 18+88.00

MATCH LINE - STA 19+00
SEE SHEET 54-0002

Towne Lake Parkway
S 74°11'45.6" E
Curve *1
EXIST R/W
TESMT
REQD R/W
EXIST R/W
TESMT
REQD R/W
EXIST R/W

FABRIC CHECK DAM
STA. 14+70 TO STA. 15+10
3 @ 20' SPACING
Cd-F

FABRIC CHECK DAM
STA. 16+85 TO STA. 17+05
2 @ 20' SPACING
Cd-F

Sd2-F
Ds1 Ds4
Sd1-NS

3
N/F
MICHELLE RENNIE ALAMPI
114 TOWNE LAKE PARKWAY

1
N/F
TOWNE LAKE PARTNERS, LLC
117 MILL STREET

2
N/F
GI SPECIALISTS REAL ESTATE, LLC
118 MILL STREET

N/F
BASIC INVESTMENTS, LLC
113 TOWNE LAKE PARKWAY

4
N/F
BASIC INVESTMENTS, LLC
111 TOWNE LAKE PARKWAY

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

CALCO ENGINEERING

SCALE IN FEET
0 20 40 80

REVISION DATES

BMP LOCATION DETAILS
STREETSCAPE V1
MILL STREET TO MAIN STREET

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		54-0001
CORRECTED:		DATE:		
VERIFIED:		DATE:		

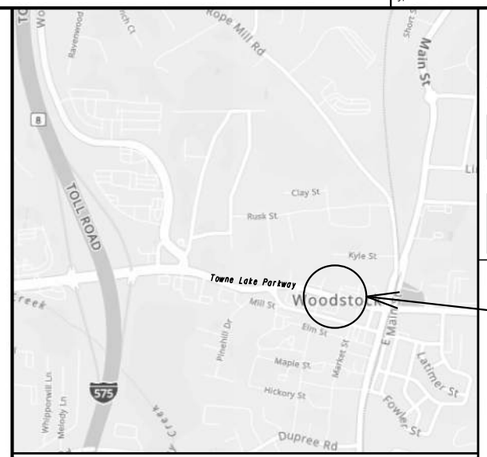
10/23/2015 GPLN

2/6/2025 calco	GPLOT-V8 gplotborder-V81-PO.tbl	Streetscape VI_60-0001.dgn GRNCOV	CITY OF WOODSTOCK, GA	P.I. No. N/A

CITY OF WOODSTOCK
DEPARTMENT OF PUBLIC WORKS

RIGHT OF WAY OF PROPOSED

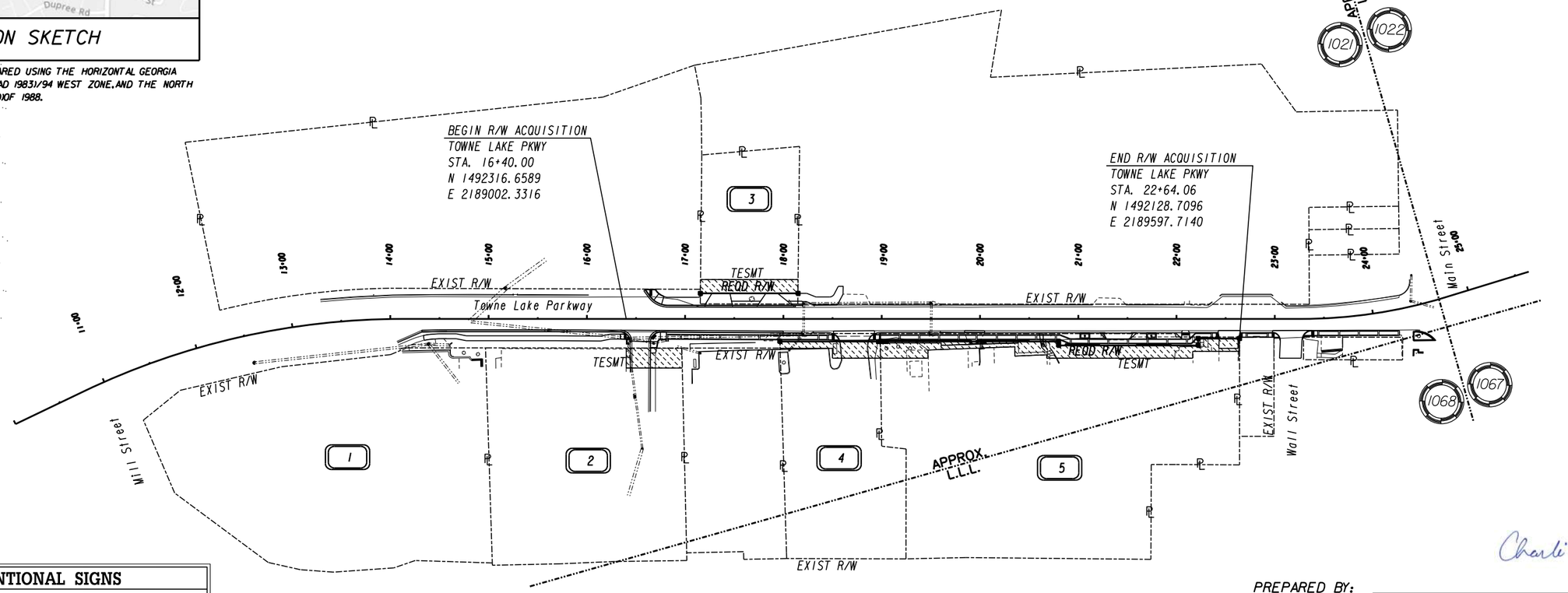
STREETSCAPE VI
TOWNE LAKE PARKWAY – MILL STREET TO MAIN STREET



PROJECT LOCATION

LOCATION SKETCH

THIS PROJECT HAS BEEN PREPARED USING THE HORIZONTAL GEORGIA COORDINATE SYSTEM OF 1984 (NAD 1983)/94 WEST ZONE, AND THE NORTH AMERICAN VERTICAL DATUM (NAVD)OF 1988.



CONVENTIONAL SIGNS

- LAND LOT LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
  - EXISTING
  - REQUIRED
  - EXISTING LIMIT OF ACCESS
  - REQD LIMIT OF ACCESS
  - EXISTING LIMIT OF ACCESS & R/W
  - REQD LIMIT OF ACCESS & R/W
  - R/W MARKERS
- FENCE

PREPARED BY: _____

CHARLIE A. LANZ, PE

GEORGIA REGISTERED No. 034645 PROFESSIONAL ENGINEER CHARLIE A. LANZ

PLANS PREPARED BY:

CALCO ENGINEERING

SCALE IN FEET
0 60 120 240

CHEROKEE COUNTY

THIS PROJECT IS 100% IN CHEROKEE COUNTY AND IS 100% IN CONG. DIST. NO. 11.

LENGTH OF RW PROJECT COUNTY: CHEROKEE (057)	MILES
NET LENGTH OF RIGHT OF WAY	0.118
NET LENGTH OF BRIDGES	0.000
NET LENGTH OF EXCEPTIONS	0.000
GROSS LENGTH OF RIGHT OF WAY	0.118

LAND LOT: 1021
LAND DISTRICT: 15

PLANS COMPLETED 01-19-2024	
REVISIONS	

DRAWING No.
60-0001

Towne Lake Pkwy
Curve° 1
PI Sta° 12+47.70
N° 1492425.0511
E° 2188619.3841
DELTA° 25°36'21.5" (RT)
D° 07°38'21.97"
T° 170.44
L° 335.18
R° 750.00
E° 19.12

BEGIN R/W ACQUISITION
TOWNE LAKE PKWY
STA. 16+40.00
N 1492316.6589
E 2189002.3316

P.T. 14+12.44

14+00 15+00 16+00 17+00 18+00 19+00

Towne Lake Parkway

S 74°11'45.6" E

Curve °1

EXIST R/W

REMOVE TREE

TESMT

REQD R/W

N 1492300.3181
E 2189060.0635

DE10016
STA 17+15.62
-40.00

DE10014
STA 17+15.48
-26.00

DE10017
STA 18+14.95
-40.00

DE10015
STA 18+14.80
-26.00

20052 20051 20021 20017 20027

DE10011
STA 16+40.00
29.79

DE10013
STA 16+40.00
50.00

DE10012
STA 16+97.06
50.00

DE10018
STA 17+96.44
23.00

DE10023
STA 17+96.65
30.00

DE10022
STA 18+50.00
30.00

DE10021
STA 18+50.00
40.00

DE10019
STA 18+98.62
23.00

DE10020
STA 18+98.84
40.00

MATCH LINE - STA 19+00
SEE SHEET 60-0003

3
N/F
MICHELLE RENNIE ALAMPI
114 TOWNE LAKE PARKWAY
SEE SHEET 60-0004 FOR DATA TABLE

1
N/F
TOWNE LAKE PARTNERS, LLC
117 MILL STREET

2
N/F
GI SPECIALISTS REAL ESTATE, LLC
118 MILL STREET
SEE SHEET 60-0004 FOR DATA TABLE

N/F
BASIC INVESTMENTS, LLC
113 TOWNE LAKE PARKWAY

4
N/F
BASIC INVESTMENTS, LLC
111 TOWNE LAKE PARKWAY
SEE SHEET 60-0004 FOR DATA TABLE

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
REQ'D LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA (SEE ERIT TABLE)

CALCO ENGINEERING

SCALE IN FEET
0 20 40 80

REVISION DATES

RIGHT OF WAY PLAN
STREETSCAPE V1
MILL STREET TO MAIN STREET

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		60-0002
CORRECTED:		DATE:		
VERIFIED:		DATE:		

****
PAR 2 - TESMT REQ'D TEMP. EASM'T. DE102
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
DE10011	29.79	R	16+40.00	Towne Lake Parkway C/L
20027	29.83	R	16+96.59	Towne Lake Parkway C/L
DE10012	50.00	R	16+97.06	Towne Lake Parkway C/L
DE10013	50.00	R	16+40.00	Towne Lake Parkway C/L
DE10011	29.79	R	16+40.00	Towne Lake Parkway C/L

REQD EASMT AREA = 1147.41 SF

****
PAR 3 - REQD RW REQ'D R/W DE103
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
20052	15.16	L	17+15.37	Towne Lake Parkway C/L
	10.84		N 16°22'05.8" E	
DE10014	26.00	L	17+15.48	Towne Lake Parkway C/L
	99.32		S 74°11'45.6" E	
DE10015	26.00	L	18+14.80	Towne Lake Parkway C/L
	10.90		S 16°26'35.0" W	
20051	15.10	L	18+14.68	Towne Lake Parkway C/L
	99.30		N 74°09'32.0" W	
20052	15.16	L	17+15.37	Towne Lake Parkway C/L

REQD R/W = 1079.59 SF
REQD R/W = 0.025 ACRES
REMAINDER = +/- 0.331 ACRES

****
PAR 3 - TESMT REQ'D TEMP. EASM'T. DE104
****

PNT	OFFSET/		STATION/	ALIGNMENT
DE10014	26.00	L	17+15.48	Towne Lake Parkway C/L
DE10016	40.00	L	17+15.62	Towne Lake Parkway C/L
DE10017	40.00	L	18+14.95	Towne Lake Parkway C/L
DE10015	26.00	L	18+14.80	Towne Lake Parkway C/L
DE10014	26.00	L	17+15.48	Towne Lake Parkway C/L

REQD EASMT AREA = 1390.60 SF

****
PAR 4 - REQD RW REQ'D R/W DE105
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
20021	14.89	R	17+96.19	Towne Lake Parkway C/L
	102.33		S 74°09'32.0" E	
20017	14.96	R	18+98.52	Towne Lake Parkway C/L
	8.04		S 15°04'17.6" W	
DE10019	23.00	R	18+98.62	Towne Lake Parkway C/L
	102.18		N 74°11'45.6" W	
DE10018	23.00	R	17+96.44	Towne Lake Parkway C/L
	8.11		N 14°02'26.8" E	
20021	14.89	R	17+96.19	Towne Lake Parkway C/L

REQD R/W = 825.83 SF
REQD R/W = 0.019 ACRES
REMAINDER = +/- 0.571 ACRES

****
PAR 4 - TESMT REQ'D TEMP. EASM'T. DE106
****

PNT	OFFSET/		STATION/	ALIGNMENT
DE10018	23.00	R	17+96.44	Towne Lake Parkway C/L
DE10019	23.00	R	18+98.62	Towne Lake Parkway C/L
DE10020	40.00	R	18+98.84	Towne Lake Parkway C/L
DE10021	40.00	R	18+50.00	Towne Lake Parkway C/L
DE10022	30.00	R	18+50.00	Towne Lake Parkway C/L
DE10023	30.00	R	17+96.65	Towne Lake Parkway C/L
DE10018	23.00	R	17+96.44	Towne Lake Parkway C/L

REQD EASMT AREA = 1202.60 SF

****
PAR 5 - REQD RW REQ'D R/W DE107
****

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
20017	14.96	R	18+98.52	Towne Lake Parkway C/L
	300.55		S 74°09'32.0" E	
20018	15.15	R	21+99.07	Towne Lake Parkway C/L
	3.28		S 15°05'12.9" W	
1000	18.43	R	21+99.11	Towne Lake Parkway C/L
	64.95		S 73°56'13.4" E	
1001	18.73	R	22+64.06	Towne Lake Parkway C/L
	1.27		S 15°48'14.2" W	
DE10024	20.00	R	22+64.06	Towne Lake Parkway C/L
	42.06		N 74°11'45.6" W	
DE10025	20.00	R	22+22.00	Towne Lake Parkway C/L
	7.00		S 15°48'14.4" W	
DE10026	27.00	R	22+22.00	Towne Lake Parkway C/L
	142.00		N 74°11'45.6" W	
DE10027	27.00	R	20+80.00	Towne Lake Parkway C/L
	4.00		N 15°48'14.4" E	
DE10028	23.00	R	20+80.00	Towne Lake Parkway C/L
	181.38		N 74°11'45.6" W	
DE10019	23.00	R	18+98.62	Towne Lake Parkway C/L
	8.04		N 15°04'17.6" E	
20017	14.96	R	18+98.52	Towne Lake Parkway C/L

REQD R/W = 3116.87 SF
REQD R/W = 0.072 ACRES
REMAINDER = +/- 1.58 ACRES

****
PAR 5 - TESMT REQ'D TEMP. EASM'T. DE109
****

PNT	OFFSET/		STATION/	ALIGNMENT
DE10019	23.00	R	18+98.62	Towne Lake Parkway C/L
DE10028	23.00	R	20+80.00	Towne Lake Parkway C/L
DE10027	27.00	R	20+80.00	Towne Lake Parkway C/L
DE10026	27.00	R	22+22.00	Towne Lake Parkway C/L
DE10025	20.00	R	22+22.00	Towne Lake Parkway C/L
DE10024	20.00	R	22+64.06	Towne Lake Parkway C/L
DE10029	33.00	R	22+64.06	Towne Lake Parkway C/L
DE10030	33.00	R	22+16.50	Towne Lake Parkway C/L
DE10031	40.00	R	22+16.50	Towne Lake Parkway C/L
DE10032	40.00	R	20+68.00	Towne Lake Parkway C/L
DE10033	36.47	R	20+67.94	Towne Lake Parkway C/L
DE10034	37.76	R	20+35.55	Towne Lake Parkway C/L
DE10035	28.42	R	20+35.55	Towne Lake Parkway C/L
DE10036	31.64	R	19+47.00	Towne Lake Parkway C/L
DE10037	40.00	R	19+47.00	Towne Lake Parkway C/L
DE10020	40.00	R	18+98.84	Towne Lake Parkway C/L
DE10019	23.00	R	18+98.62	Towne Lake Parkway C/L

REQD EASMT AREA = 4459.91 SF

CALCO ENGINEERING

REVISION DATES

RIGHT OF WAY PLAN
STREETSCAPE V1
MILL STREET TO MAIN STREET

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		60-0004
CORRECTED:		DATE:		
VERIFIED:		DATE:		