

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA**

TE PROJECT CONCEPT REPORT

GDOT Project Number: CSTE 0009-00(079)

GDOT P.I. Number: 0009079

COUNTY: GWINNETT

FEDERAL FUNDS: \$370,000

MATCHING FUNDS: \$92,500

FISCAL YEAR PROPOSED: 2012

PROJECT SPONSOR: City of Norcross

CONTACT PERSON: Jeffrey W. Mueller, P.E., City Engineer, 678-421-2032

Date of Report: 02/11/2011

The undersigned have reviewed the concept report:

Date **District Engineer**

Date **State Environmental Administrator**

Date **State Traffic Engineer**

Date **State Transportation Planning Administrator**

This project concept is contained in the Regional Transportation Program (RTP) and/or in the State Transportation Improvement Program (STIP). The concept as presented herein and submitted for approval is consistent with that which is included in the RTP and/or STIP. (Information copies have been provided to the following offices: Engineering Services, Maintenance, Road Design, Urban Design, Bridge Design, and Right-of-Way. Their comments are welcomed.)

TE PROJECT COMMON NAME: Norcross Downtown Streetscape - Phase II

TE PROJECT LOCATION: The Norcross Downtown Streetscape - Phase II is located in The City of Norcross in Gwinnett County. Phase II includes improvements along Thrasher Street, Holcomb Bridge Road and South Peachtree Street.

TE PROJECT CONCEPT [DESCRIPTION]:

The priorities of the project are to improve pedestrian facilities and to enhance the Downtown Norcross Historic Central Business District. Pedestrian facilities will connect the residential areas of Thrasher Street and Peachtree Street with a municipal park, the Historic Railroad Depot and the Historic Central Business District (CBD). The streetscape and sidewalk improvements are a total of 0.45 mile in length.

Thrasher Street is considered a local road and is rural/residential in character. South Peachtree Street and Holcomb Bridge Road are minor arterial roadways that transition from residential to the CBD. Thrasher Street and South Peachtree Street are posted 25 mph speed limit two-lane roads—without curb and gutter within the project area. Thrasher Street varies from 18.5' to 22' in overall width and South Peachtree Street is typically 29.5' in overall width.

Proposed improvements include: widening the sidewalk from the existing 4-foot to a consistent 6-foot wide sidewalk and providing streetscape enhancements such as street trees. Private driveways will be reconfigured per GDOT standards to provide a safer route for pedestrians. The project design will conform to the provisions of the Americans with Disabilities Act (ADA). If budget allows, pedestrian scaled street lighting with breakaway base design may also be included in this project. No irrigation is proposed for the project.

PROPOSED TYPICAL SECTION: Proposed improvements include a 6' wide concrete sidewalk. Improvements will be made within the existing pedestrian thoroughfare (sidewalk and landscape strip) and will not alter the existing road widths for the majority of the project area. One exception is a 100' section on South Peachtree Street, just north of Carlyle Street. This section will require restriping of the center lane and road edge in order to accommodate angled parking. The overall road width will be reduced from 29.5' to 24'. See attached Existing and Proposed Sections on Sheets 5 and 6.

RIGHT-OF-WAY OR EASEMENTS REQUIRED: Temporary construction easements will be required for all properties fronting the public right-of-way (ROW). Railroad ROW covers the full extent of the project area, however the project area has been maintained by the City of Norcross for more than seven years and therefore prescriptive rights apply. A permanent railroad ROW easement will be pursued for one railroad crossing point at Holcomb Bridge Road.

NUMBER OF PARCELS: 21 residential temporary construction easements and one permanent railroad ROW easement.

MAJOR STRUCTURES [BRIDGES, IF APPLICABLE]: None.

PERMITS REQUIRED: None.

LEVEL OF ENVIRONMENTAL ANALYSIS: Categorical Exclusion.

SECTION 4(f)/SECTION 106 INVOLVEMENT: Historic Railroad Depot within project viewshed; Historic Central Business District

OTHER KNOWN OR SUSPECTED ENVIRONMENTAL ISSUES: None.

LEVEL OF PUBLIC INVOLVEMENT: A public meeting was held on August 31, 2010. All stakeholders in the project area were invited to attend. A presentation was given by The Jaeger Company and Forsite Design Group, which provided an overview of the TE process and the details of the conceptual design.

DESIGN STANDARDS TO BE USED: AASHTO, GDOT, ADA

DESIGN VARIANCES/EXCEPTIONS REQUIRED: No design variances or exceptions are anticipated.

OTHER GDOT PROJECTS IN IMMEDIATE VICINITY OF TE PROJECT: None.

CONCEPT TEAM MEETING HELD AND PERSONS PRESENT:

A Concept Meeting was held on August 25, 2010 with the following persons in attendance:

- Jeffrey Mueller, City Engineer, City of Norcross
- Laura Laszlo, Board of Directors Norcross Downtown Development Authority
- Chuck Cimarik, Board of Directors Norcross Downtown Development Authority.
- Emmeline Morris, Project Manager, The Jaeger Company
- Dale Jaeger, Principal, The Jaeger Company

FIELD REVIEW HELD: A field review was held on August 25, 2010. Project Manager with The Jaeger Company, Emmeline Morris, met with Stephen Ingle, P.E., Design Review Engineer GDOT TE Program, Moreland Altobelli Associates, Inc. The full extent of the project area was walked, reviewed, and all concept ideas contained in this document were presented.

RAILROAD INVOLVEMENT: The Norfolk Southern Corporation owns the railroad within this project area. The railroad ROW extends to the frontage of private property along Thrasher Street and South Peachtree Street, encompassing the entire project area. However, the roadways and sidewalks within the project area have been maintained by the City of Norcross in excess of seven years—the minimum number of years necessary for prescriptive rights apply. The railroad has been contacted about the project and will continue to be included in the process as prescriptive rights to the right-of-way is pursued by the City. The Norcross Downtown Streetscape - Phase II project was constructed within the same area.

UTILITIES: Existing Utilities Listed below. One utility pole has been identified for relocation in the project area, which the City of Norcross has agreed to relocate the pole.

<u>Service Area</u>	<u>Contact Name</u>	<u>Remain</u>	<u>Relocate</u>	<u>Phone</u>
Atlanta Gas Light Gwinnett	Landy Ewings	x		404-427-1865
ATT / T	LSAC Center	x		800-241-3624
ATT / D	Ken Rector	x		404-216-7772
Fiberlight LLC	Dell Miller	x		770-335-9967
Gwinnett County Public Utilities Water	Robert Deaton	x		678-376-6906
Gwinnett County Public Utilities Sewer	Robert Deaton	x		678-376-6906
Verizon Business (MCI Facilities)	Locate Coord Fiber Security	x		800-289-3427 x 2
City of Norcross Electric	Steve Gaines	x		770-448-2122
City of Norcross Water	Steve Gaines	x		770-448-2122
City of Norcross Sewer	Steve Gaines	x		770-448-2122
QWEST Communications	Cable Locate Protection Ctr.	x		800-283-4237
TW Telecom	Jim Parsons	x		678-526-3767
X O Communications	Barry Long	x		678-444-4400
ZAYO Fiber Solutions	Nic Flores	x		678-666-2493

COMMENTS: None

ATTACHMENTS:

Sheet 1: Project Area Map
 Sheet 2: Project Layout Plan
 Sheet 3: Project Layout Plan
 Sheet 4: Project Layout Plan
 Sheet 5: Existing Sections
 Sheet 6: Proposed Sections
 Cost Estimate

NOTICE OF LOCATION AND DESIGN APPROVAL

CSTEE 0009-00(079) GWINNETT COUNTY

GDOT P.I. Number: 0009079

Notice is hereby given in compliance with Georgia Code 22-2-109 that the Georgia Department of Transportation has approved the Location and Design of this project.

The date of location approval is:

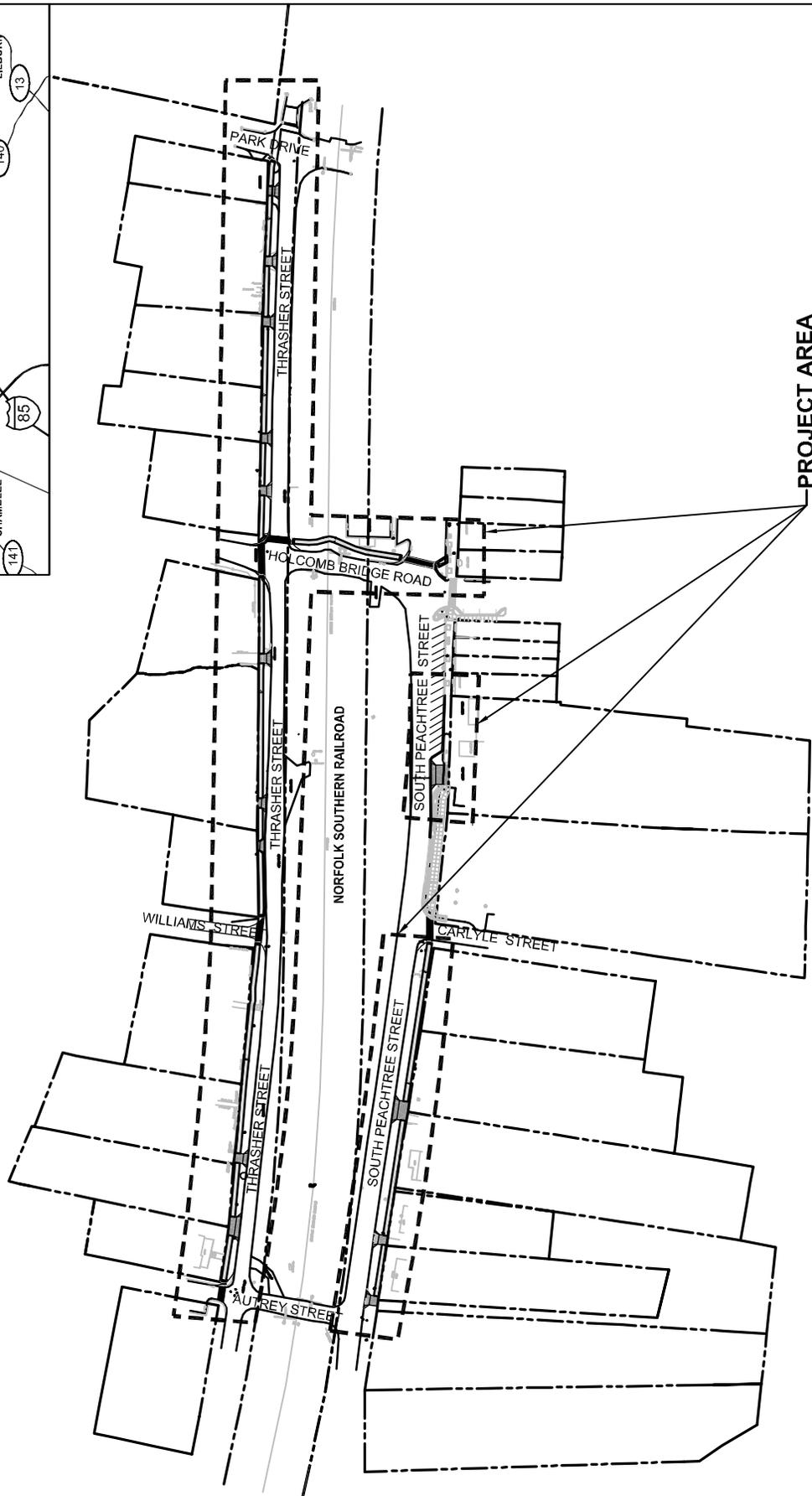
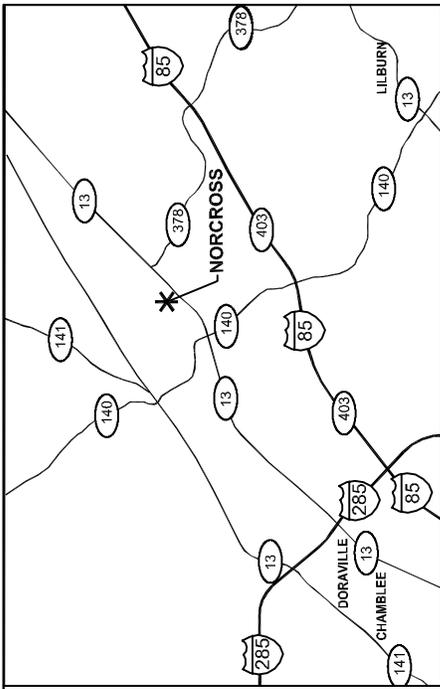
The Norcross Downtown Streetscape - Phase II is located in The City of Norcross in Gwinnett County. The project includes the east side of Thrasher Street, in Downtown Norcross, beginning at Autry Street to the south and ending at Park Drive to the north. The project also includes the west side of South Peachtree Street, beginning at Autry Street to the south and ending approximately 100 yards north of Carlyle Street. The project length is 0.45 mile.

The project includes Land Lots 243 and 254 of the 6th District.

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the *Sponsor's municipal office*:

*City of Norcross, Georgia
Jeffrey W. Mueller, P.E., City Engineer
JMueller@norcrossga.net
65 Lawrenceville Street
Norcross, GA 30071
678-421-2032*

Any written request or communication in reference to this project or notice should include the Project and P. I. Numbers as noted at the top of this notice.



PROJECT AREA



Date: 02.11.2011
 Revisions: _____

 Project No.: 10016
 Scale: 1"=200'-0"
 Drawn: LR
 Checked: EM

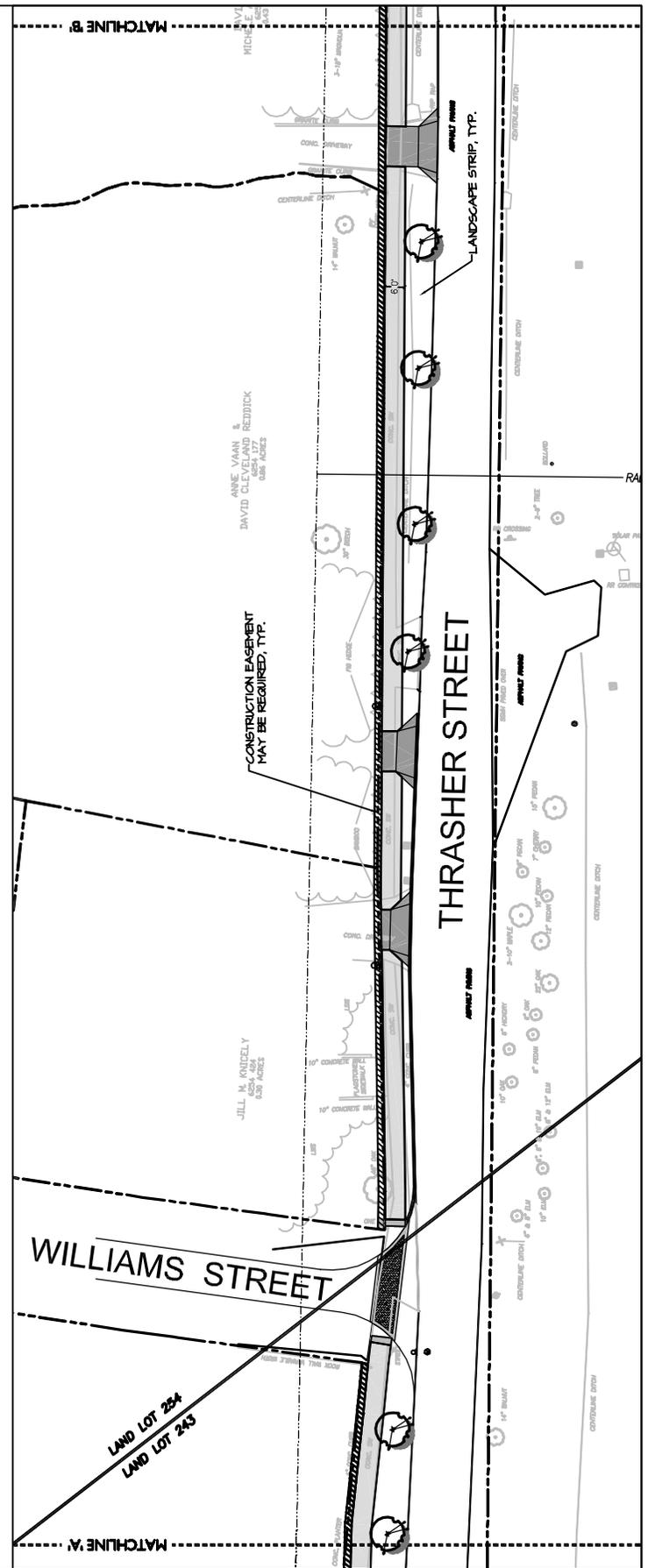
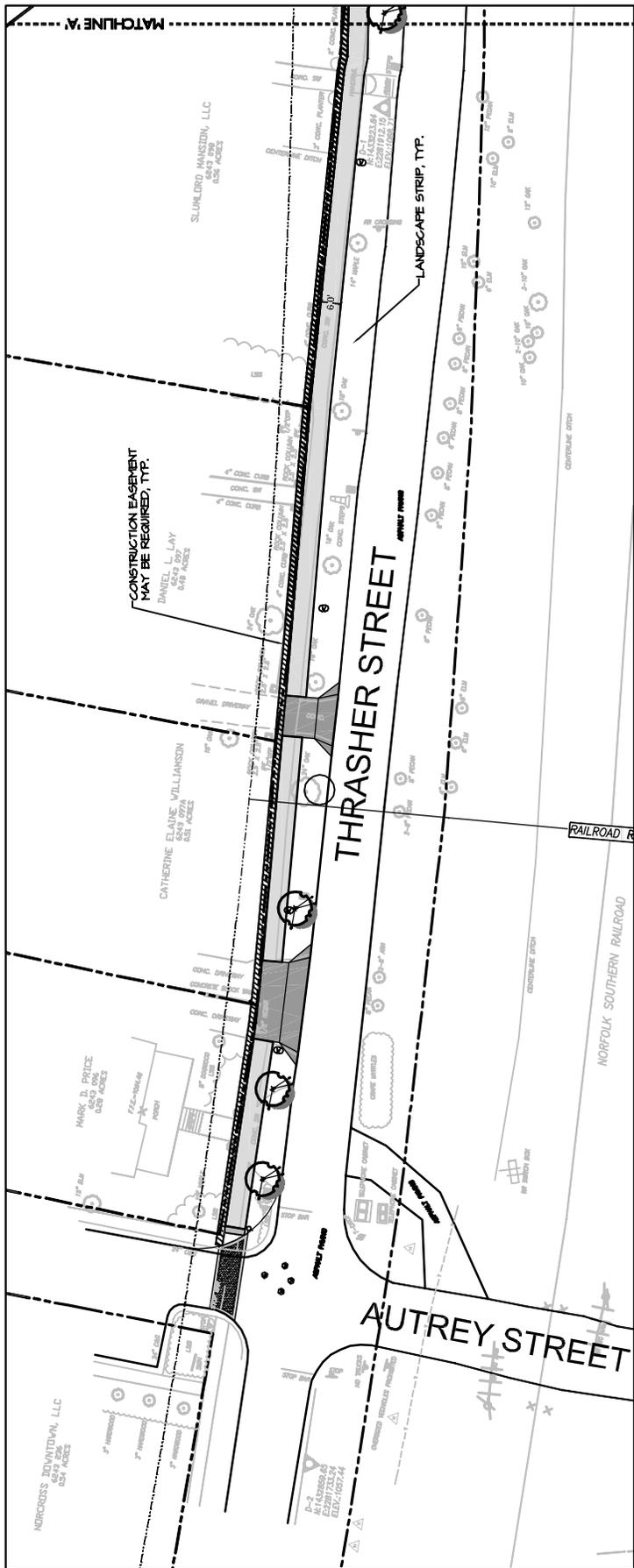
**DOWNTOWN NORCROSS
STREETSCAPE PHASE II**

**CSTEE-009-00(079)
PI NO. - 0009079
NORCROSS, GEORGIA**



**PROJECT
AREA**

Sheet 1

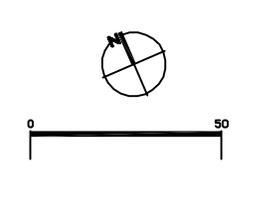


Date: **02.11.2011**
 Revisions: _____
 Project No.: **10016**
 Scale: **1" = 50' - 0"**
 Drawn: **LR**
 Checked: **RM**

**DOWNTOWN NORCROSS
 STREETSCAPE PHASE II**

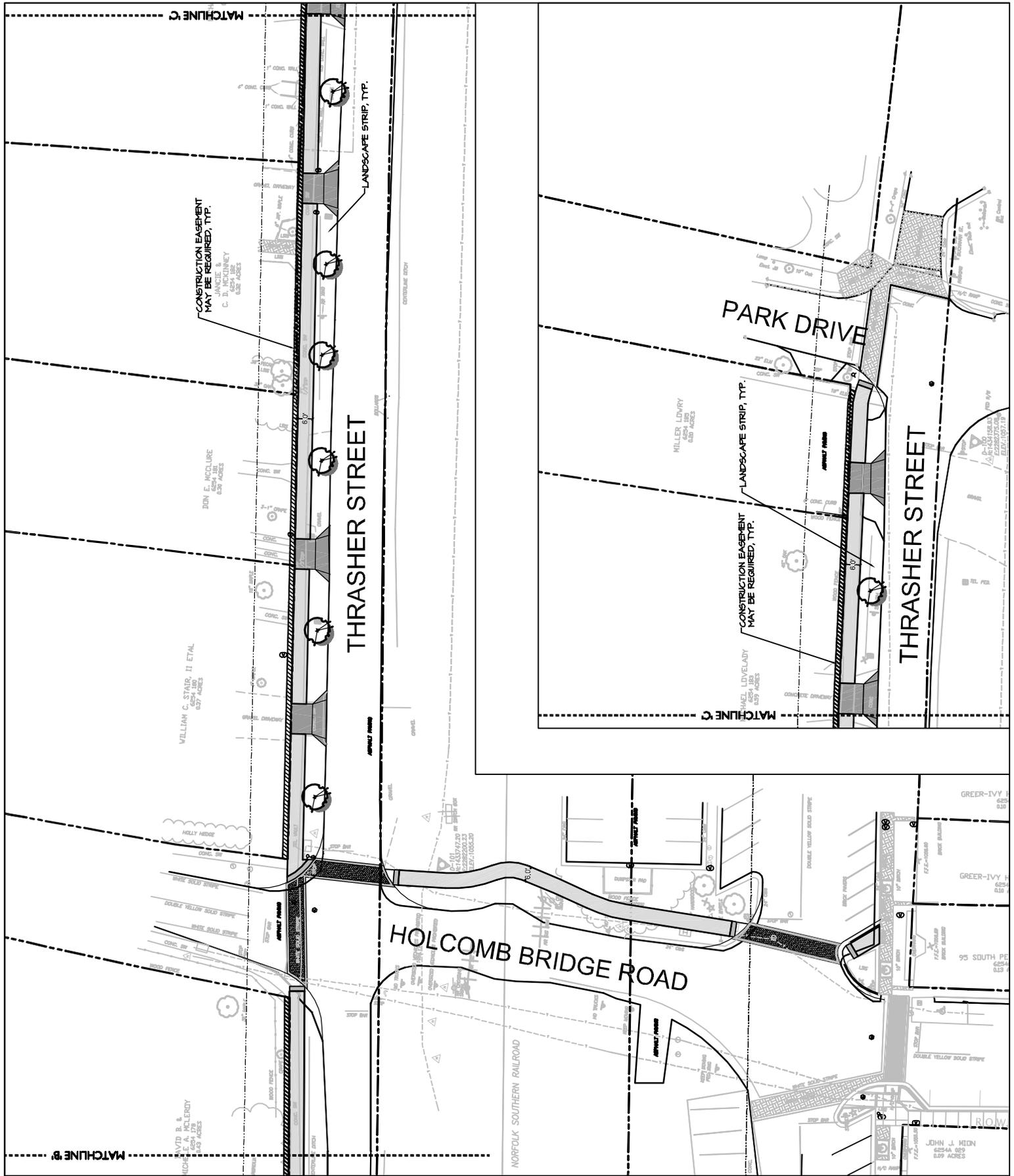
**CSTEE-009-00(079)
 PI NO. - 0009079**

NORCROSS, GEORGIA



**PROJECT
 LAYOUT
 PLAN**

Sheet 2



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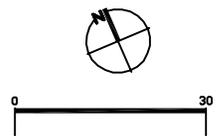
Date: **02.11.2011**
 Revisions:

 Project No.: **10016**
 Scale: **1" = 200' - 0"**
 Drawn: **LR**
 Checked: **RM**

**DOWNTOWN NORCROSS
 STREETScape PHASE II**

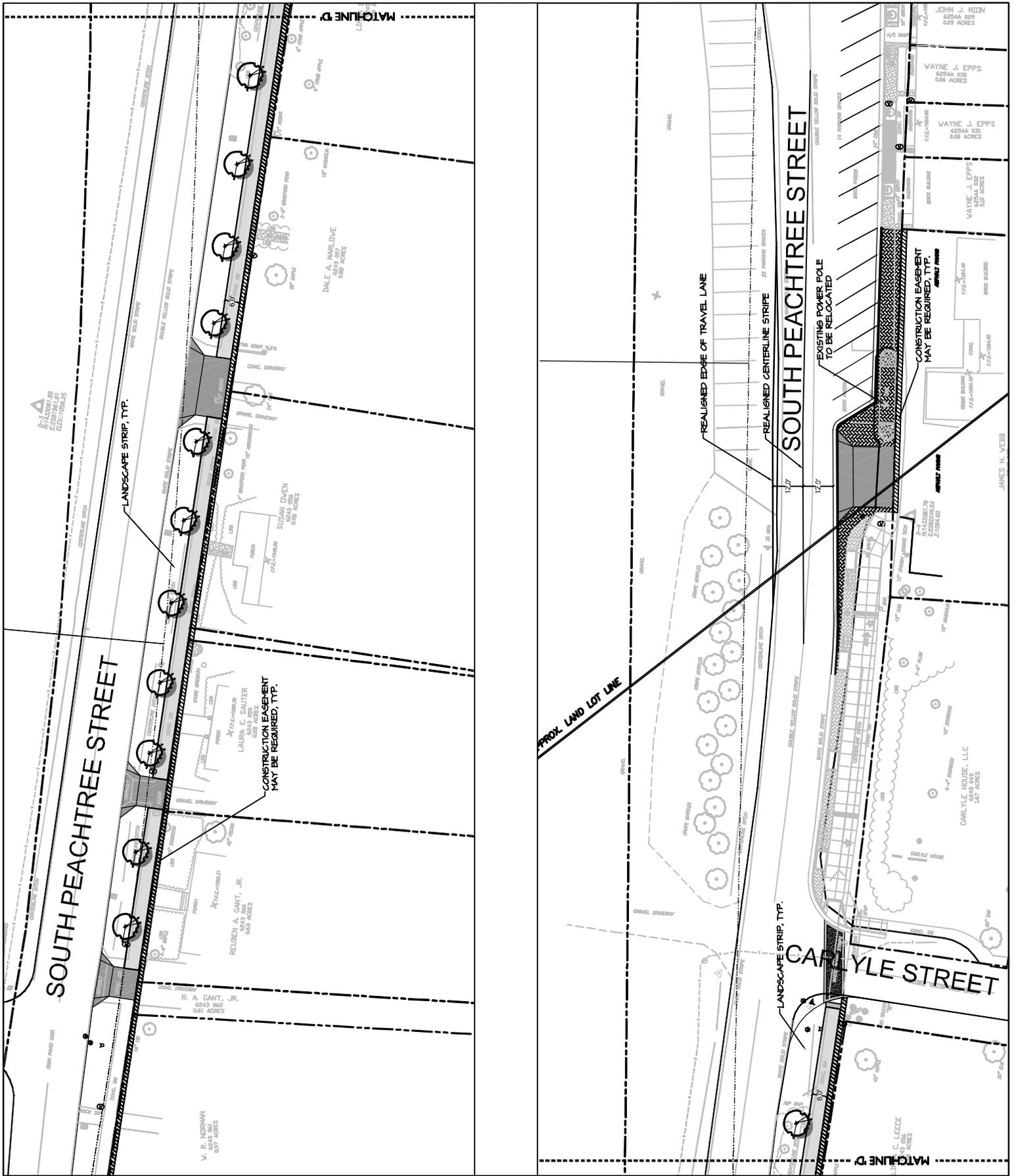
**CSTEE-009-00(079)
 PI NO. - 0009079**

NORCROSS, GEORGIA



**PROJECT
 LAYOUT
 PLAN**

Sheet 3



Landscape Architecture - Historic Preservation - Planning



119 Washington Street, Columbus, GA 31901
770/534-0808 FAX: 770/534-0807



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Date: **02.11.2011**

Revisions:

Project No.: **10016**

Scale: **1" = 200' ± 0"**

Drawn: **LR**

Checked: **BA**

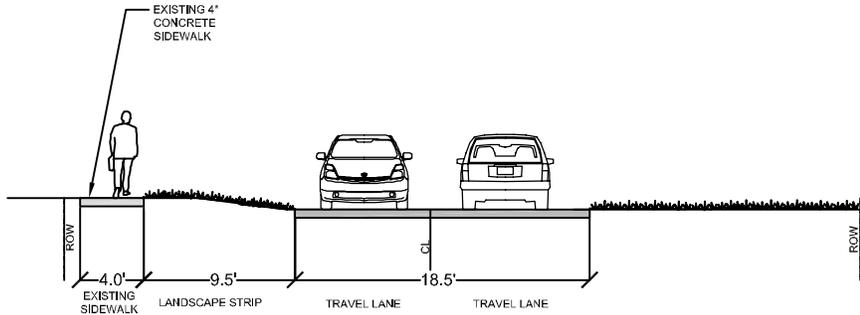
DOWNTOWN NORCROSS STREETSCAPE PHASE II

**CSTEE-009-00(079)
PI NO. - 0009079
NORCROSS, GEORGIA**

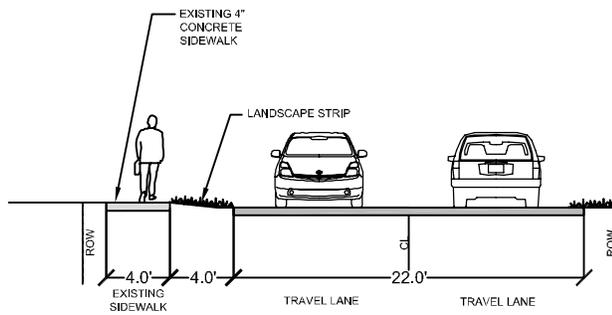


**PROJECT
LAYOUT
PLAN**

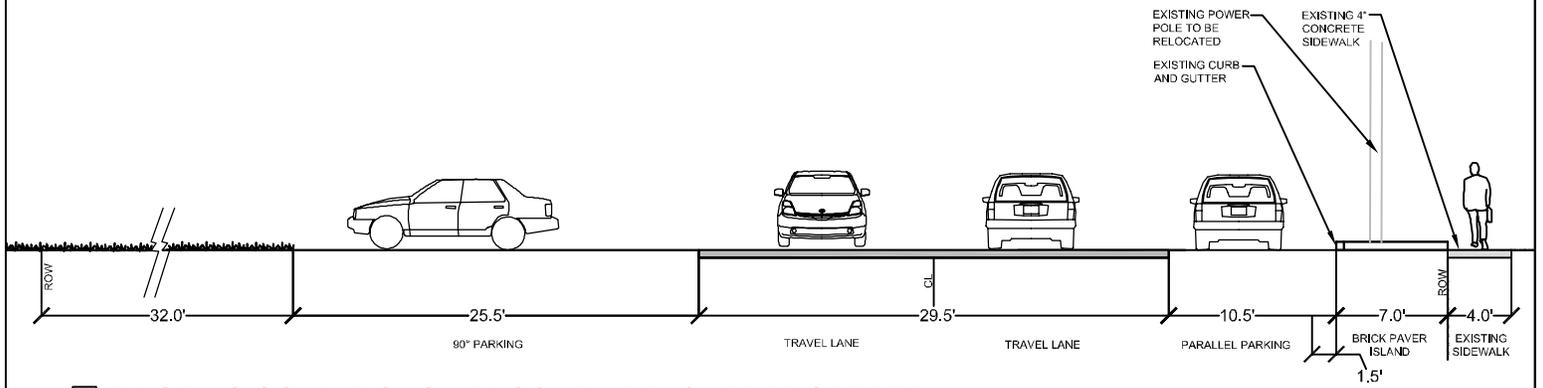
Sheet 4



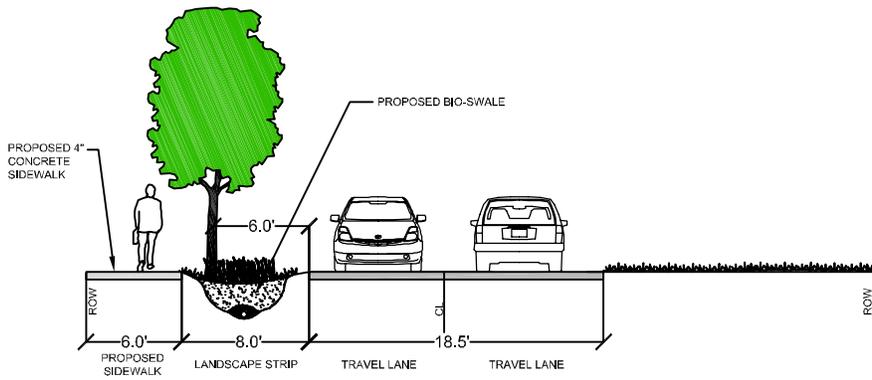
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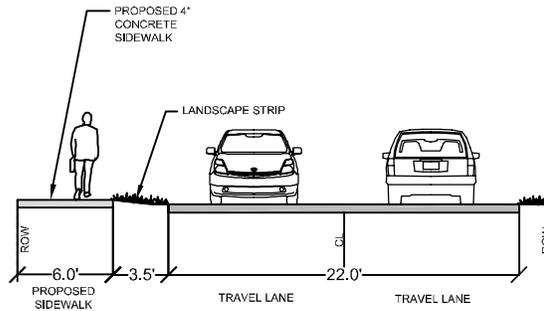
□ EXISTING CONDITIONS - E2 THRASHER STREET



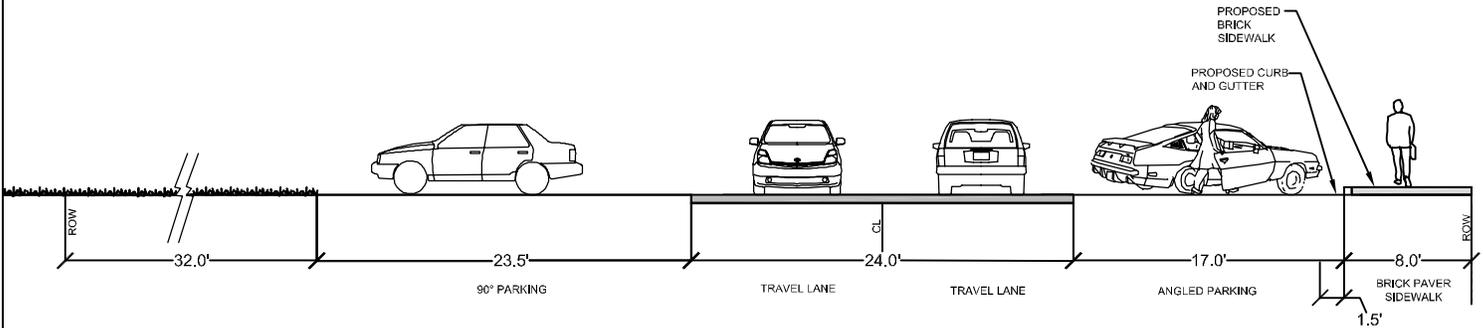
□ EXISTING CONDITIONS - E3 SOUTH PEACHTREE STREET



□ PROPOSED CONDITIONS - P1 THRASHER STREET



□ PROPOSED CONDITIONS - P2 THRASHER STREET



□ PROPOSED CONDITIONS - P3 SOUTH PEACHTREE STREET



PI# 0009079, Gwinnett County, Norcross Downtown Streetscape II					
Concept Cost Estimate					
<i>The Jaeger Company</i>					
Fed. Amt			\$370,000.00		
Local Match			\$92,500.00		
Total			\$462,500.00		
Date	11.16.10				
Thrasher - Jones St to Holcomb Bridge	480	LF			
ITEM	UNIT	QTY	PRICE	TOTAL	
DEMOLITION					\$65,590
Grading Complete	LS	1.0	\$30,500.00	\$30,500	
Remove Concrete Sidewalk and Apron	SY	1754.5	\$20.00	\$35,090	
EROSION CONTROL					\$5,995
Construct and Remove Inlet Sediment Trap	EA	8.0	\$125.00	\$1,000	
Inlet Sediment Trap Maintenance	EA	8.0	\$50.00	\$400	
Tree Protection Fence	LF	400.0	\$2.00	\$800	
Silt Fence	LF	2530.0	\$1.50	\$3,795	
DRAINAGE					\$37,840
Storm Drain Pipe, 12 IN, H 1-10	LF	370.0	\$32.00	\$11,840	
Drainage Structures	EA	6.0	\$3,000.00	\$18,000	
Drainage Structures	EA	2.0	\$4,000.00	\$8,000	
SITE CONSTRUCTION					\$140,864
ADA Ramps	EA	11.0	\$150.00	\$1,650	
Traffic Control	LS	1.0	\$12,000.00	\$12,000	
Concrete Sidewalk, 4 IN	SY	1368.9	\$45.00	\$61,602	
Concrete Apron, 6 IN	SY	333.0	\$72.00	\$23,976	
Brick Crosswalk	SY	121.0	\$180.00	\$21,780	
Thermoplastic Solid Traf Stripe, 24 IN, White	LF	40.0	\$3.25	\$130	
Solid Traffic Stripe, 8" White (Crosswalk)	LF	270.0	\$2.00	\$540	
Handrail	LF	320.0	\$30.00	\$9,600	
Railroad Crossing	SY	13.3	\$80.00	\$1,067	
Brick Paving	SY	56.0	\$80.00	\$4,480	
Concrete Curb and Gutter	LF	30.0	\$120.00	\$3,600	
Parking Striping	LF	220.0	\$2.00	\$440	
LANDSCAPE					\$83,063
Permanent Grassing (Seeding)	AC	0.3	\$5,000.00	\$1,290	
Bio Swale Plants	SF	12390.0	\$2.75	\$34,073	
Bio Swale Soil	CY	918.0	\$50.00	\$45,900	
Trees	EA	3.0	\$500.00	\$1,500	
Top Soil	CY	6.0	\$50.00	\$300	
STREET FURNITURE					\$4,800
Waste Receptacle Unit	EA	2.0	\$1,100.00	\$2,200	
Bench with Back	EA	2.0	\$1,300.00	\$2,600	
				Sub-total	\$338,152
				Contingency	\$50,723
				Design and Engineering	\$65,354
				Grand Total	\$454,229