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COUNCIL MEETING AGENDA

Mike Mason, Mayor

Phil Sadd – Post 1, Council Member
Eric Christ – Post 2, Council Member
Alex Wright – Post 3, Council Member

Jeanne Aulbach – Post 4, Council Member
Lorri Christopher – Post 5, Council Member
Weare Gratwick – Post 6, Council Member

February 26, 2019

COUNCIL AGENDA

7:00 PM

PEACHTREE CORNERS CITY HALL – Council Chambers
310 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

A) CALL TO ORDER

B) ROLL CALL

C) PLEDGE OF ALLEGIANCE

D) MAYOR'S OPENING REMARKS

E) CONSIDERATION OF MINUTES – Consideration of approval of the January 22, 2019 Council Meeting and the February 12, 2019 Work Session Meeting.

F) CONSIDERATION OF MEETING AGENDA

G) PUBLIC COMMENTS

H) CONSENT AGENDA

- 1. Action Item** Authorization on a construction contract for Curiosity Lab at Peachtree Corners.
- 2. Action Item** Authorization for additional construction items, Peachtree Corners Circle at Medlock Bridge Road.
- 3. Action Item** Acceptance of GDOT Concept Report, Innovative District Trails Study.

I) PUBLIC HEARING

- 1. O2019-01-139** Second Read and Consideration of SUP2018-008, City of David, request to approve a special use permit to accommodate a religious facility in an existing building at 3100 Avalon Ridge Pl., Dist. 6, Land Lot 270, Peachtree Corners, GA.
- 2. O2019-01-140** Second Read and Consideration of PH2018-018, Medical Uses, amendments to the Zoning Ordinance to define specific medical uses and to amend the regulations pertaining to such uses.

3. **O2019-02-141** Second Read and Consideration of Amending the Code of the City of Peachtree Corners Chapter 42, Nuisances, Sec. 42-3 Discharge of Weapons.
4. **O2019-02-142** First Read and Consideration of SUP2018-009, Wesleyan School, request to approve a special use permit to accommodate a private school use on two residentially-zoned properties at 3625 and 3645 Spalding Terr., Dist. 6, Land Lot 301, Peachtree Corners, GA. (Second Read and Public Hearing March 26, 2019)
5. **O2019-02-143** First Read and Consideration of SUP2019-001, Celebremos Su Gloria, request to approve a special use permit to accommodate a religious facility in an existing building at 3120 Medlock Bridge Rd., Dist. 6, Land Lot 271, Peachtree Corners, GA. (Second Read and Public Hearing March 26, 2019)
6. **O2019-02-144** First Read and Consideration of Amending the Code of the City of Peachtree Corners, Striking Chapter 6 Article VIII Section 6-234- Happy Hour from the Code of the City of Peachtree Corners.

J) ITEMS FOR CONSIDERATION

1. **R2019-02-115** Consideration of appointing regular and alternate members to the Planning Commission.
2. **R2019-02-116** Consideration of appointing regular and alternate members to the Zoning Board of Appeals.

K) CITY MANAGER UPDATES

L) EXECUTIVE SESSION

M) ADJOURNMENT

Minutes



CITY OF PEACHTREE CORNERS
COUNCIL MEETING MINUTES
JANUARY 22, 2019 @ 7:00PM

The Mayor and Council of the City of Peachtree Corners held a Council Meeting at City Hall, 310 Technology Parkway, Peachtree Corners, GA, 30092. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	Eric Christ – Post 2
Council Member	Alex Wright – Post 3
Council Member	Jeanne Aulbach – Post 4
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Manager	Brian Johnson
City Clerk	Kym Chereck
Asst. City Manager	Brandon Branham
City Attorney	Bill Riley
Community Dev. Dir.	Diana Wheeler
Public Works Dir.	Greg Ramsey

MAYOR’S OPENING REMARKS: Mayor Mason announced a partnership between the City of Peachtree Corners and Sprint. This partnership will create a 5G environment at the City’s living transportation laboratory that will allow new intelligent mobility technologies to be tested and evaluated in real world driving conditions. A video presentation was shown of Brian Johnson, City Manager, and Brandon Branham, Assistant City Manager, at the Consumer Electronics Show in Las Vegas making the announcement and meeting with Sprint and cultivating the partnership. Mayor Mason informed the public that there will be additional information sent out via the city newsletter educating the residents on requirements the new garbage/recycling service has for receptacle placement, etc. Mayor Mason also informed the public that the grand opening for the Town Center will be on Saturday, April 27, 2019.

CONSIDERATION OF MINUTES:

2019-01-22

Council Meeting Minutes

Page 1 of 4

MOTION TO APPROVE THE MINUTES FROM THE DECEMBER 11, 2018 WORK SESSION MINUTES.

By: Council Member Christopher

Seconded by: Council Member Gratwick

Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)

MOTION TO APPROVE THE MINUTES FROM THE DECEMBER 18, 2018 COUNCIL MEETING.

By: Council Member Sadd

Seconded by: Council Member Gratwick

Vote: (7-0) (Sadd, Gratwick, Mason, Christ, Wright, Aulbach, Christopher)

MOTION TO APPROVE THE MINUTES FROM THE JANUARY 8, 2019 WORK SESSION MINUTES.

By: Council Member Christopher

Seconded by: Council Member Sadd

Vote: (7-0) (Christopher, Sadd, Mason, Christ, Wright, Aulbach, Gratwick)

CONSIDERATION OF MEETING AGENDA: There were no changes.

PUBLIC COMMENT: Heather Mavros requested that the city investigate ways to slow down traffic and add sidewalks on Gunnin Road.

PRESENTATIONS AND REPORTS:

PROCLAMATION FOR FRAN MILLAR – Mayor Mason and Council presented a proclamation to Georgia State Senator Fran Millar thanking him for his dedicated service, and among other things, successfully serving Georgia's 40th District in the State Senate for eight years.

PROCLAMATION FOR LYNETTE HOWARD – Mayor Mason and Council presented a proclamation to Gwinnett County Commissioner Lynette Howard thanking her for, among other things, her dedicate service and numerous contributions that have enhanced life in Gwinnett and in the City of Peachtree Corners.

PUBLIC HEARING:

2019-01-22

Council Meeting Minutes

Page 2 of 4

O2019-01-139

First Read and Consideration of SUP2018-008, City of David, request to approve a special use permit to accommodate a religious facility in an existing building at 3100 Avalon Ridge Pl., Dist. 6, Land Lot 270, Peachtree Corners, GA. **(Second Read and Public Hearing February 26, 2019)**

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First Read and Consideration of PH2018-018, Medical Uses, amendments to the Zoning Ordinance to define specific medical uses and to amend the regulations pertaining to such uses. **(Second Read and Public Hearing February 26, 2019)**

O2019-01-141

First Read and Consideration of Amending the Code of the City of Peachtree Corners Chapter 42, Nuisances, Sec. 42-3 Discharge of Weapons. **(Second Read and Public Hearing February 26, 2019)**

ITEMS FOR CONSIDERATION:

ACTION ITEM

Consideration of fixing qualifying fees for the November 5, 2019 Municipal Election.

MOTION TO APPROVE THE FIXING OF QUALIFYING FEES FOR THE NOVEMBER 5, 2019 MUNICIPAL ELECTION. (Ad to be placed in the January 30, 2019 Gwinnett Daily Post.)

By: Council Member Sadd

Seconded by: Council Member Gratwick

Vote: (7-0) (Sadd, Gratwick, Mason, Christ, Wright, Aulbach, Christopher)

ACTION ITEM

Consideration of an Intergovernmental Agreement between the City of Peachtree Corners and the Gwinnett County Board of Voter Registrations and Elections for City Elections borrowing election equipment.

MOTION TO APPROVE THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF PEACHTREE CORNERS AND THE GWINNETT COUNTY BOARD OF VOTER REGISTRATIONS AND ELECTIONS FOR THE CITY OF PEACHTREE CORNERS TO BORROW ELECTION

EQUIPMENT FOR THE NOVEMBER 5, 2019 MUNICIPAL ELECTION.

By: Council Member Christopher

Seconded by: Council Member Wright

Vote: (7-0) (Christopher, Wright, Mason, Sadd, Christ, Aulbach, Gratwick)

ACTION ITEM

Consideration of PH2018-017, Town Center Building 900, request to approve elevations for Town Center Building 900 located in the Peachtree Corners Town Center at 5222 Peachtree Pkwy., Dist. 6, Land Lot 301, Peachtree Corners, GA.

MOTION TO APPROVE THE ELEVATIONS FOR TOWN CENTER BUILDING 900 AS PRESENTED BY DIANA WHEELER, COMMUNITY DEVELOPMENT DIRECTOR.

By: Council Member Christopher

Seconded by: Council Member Gratwick

Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)

CITY MANAGER UPDATES: There were no City Manager updates.

EXECUTIVE SESSION: There was no executive session.

ADJOURNMENT:

MOTION TO ADJOURN AT 9:14 PM.

By: Council Member Sadd

Seconded by: Council Member Christopher

Vote: (7-0) (Sadd, Christopher, Mason, Christ, Wright, Aulbach, Gratwick)

Approved,

Attest:

Mike Mason, Mayor

Kymberly Chereck, City Clerk
(Seal)



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Mike Mason, Mayor

Phil Sadd – Post 1, Council Member
Eric Christ – Post 2, Council Member
Alex Wright – Post 3, Council Member

Jeanne Aulbach – Post 4, Council Member
Lorri Christopher – Post 5, Council Member
Weare Gratwick – Post 6, Council Member

February 12, 2019

WORK SESSION MINUTES

7:00 PM

PEACHTREE CORNERS CITY HALL – Boardwalk
310 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

1. Roll Call

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	Eric Christ – Post 2
Council Member	Alex Wright – Post 3
Council Member	Jeanne Aulbach – Post 4
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Manager	Brian Johnson
City Clerk	Kym Chereck
Asst. City Manager	Brandon Branham
City Attorney	Bill Riley
Community Dev. Dir.	Diana Wheeler
Public Works Dir.	Greg Ramsey
Communications Dir.	Judy Putnam
Transp. Engineer	James Nguyen
Plan. & Dev. Mgr.	David Chastant

- 2. Veterans Monument** – Colonel (ret.) Bob Ballagh, gave a brief presentation to the Mayor and Council on the timeline for completion and financial status of the Veterans Monument. After discussion it was determined that the City would contribute up to \$170,000.00, as needed, to the completion of the Veterans Monument. Council Member Wright recognized and thanked COL Ballagh for his selfless work on the Veterans Monument.
- 3. GDOT Concept Report – Innovative District Multi-Use Trails Study** – Greg Ramsey, Public Works Director, and James Nguyen, Transportation Engineer, gave a brief presentation on the Innovative District Multi-Use Trails study. After discussion it was determined that the Mayor and Council would vote to authorize acceptance of the GDOT Concept Report on the Innovative District Trails Study at the next Council meeting.

- 4. Curiosity Lab at Peachtree Corners – Consideration of a construction contractor** - Greg Ramsey, Public Works Director, and James Nguyen, Transportation Engineer, explained to the Mayor and Council that they would be seeking approval, at the next Council meeting, of a construction contract for the Curiosity Lab at Peachtree Corners.
- 5. Roundabout construction update** – Greg Ramsey, Public Works Director, and James Nguyen, Transportation Engineer, informed the Mayor and Council that they would be requesting, at the next Council meeting, approval of a change order for the roundabout located at Peachtree Corners Circle and Medlock Bridge Road. Completion of the project is proposed for September 2019.
- 6. City-wide Happy Hour Regulations** – Brandon Branham, Assistant City Manager, presented information on what the surrounding cities regulate or do not regulate for Happy Hour. After discussion it was determined that a change in the ordinance would be proposed for the next Council meeting.
- 7. City Manager Updates** – Brian Johnson, City Manager, informed the Mayor and Council that a new roof is needed for City Hall. Mr. Johnson stated that it was a known fact when the building was purchased that a new roof would be needed, but with the city’s partnership with Sprint for 5G technology, there will be equipment added to the roof. Mr. Johnson stated that it is more cost effective to fix the roof prior to adding equipment, instead of adding equipment then removing it and adding it again after the roof has been fixed. The Mayor and Council agreed that it would be more financially beneficial to fix the roof prior to adding equipment, removing equipment, and then adding it back.

There was discussion concerning the room rental for Community Chest. After discussion it was determined that Community Chest would be used by Civic Organizations only.

Council Member Phil Sadd gave a brief update on the sidewalks being added to Dunwoody Club Drive. After photographs were presented depicting the beginning of the sidewalk project, it was determined that the completion date could not be determined due to inclement weather.

- 8. Executive Session** – There was no executive session.
- 9. Adjournment** – 8:50 PM

Approved,

Attest:

Mike Mason, Mayor

Kymberly Chereck, City Clerk
(Seal)

Action Item
Curiosity Lab



MEMO

TO: Mayor & Council
CC: Brian Johnson, City Manager
FROM: Greg Ramsey, P.E., Public Works Director
DATE: February 26, 2019
SUBJECT: PTC 17.05 Technology Parkway Advanced Vehicle Lanes

The City of Peachtree Corners advertised for construction bids for Technology Parkway Advanced Vehicle Lanes, PTC 17.05. Five construction companies responded to the solicitation, and the bid summary is below for your review. The bids included an alternate for the Advanced Vehicle Turn Arouds.

Archimetric Design & Construction, Inc was the lowest bidder. They completed the sidewalks along Scientific Drive recently and performed in a satisfactory manner. Staff recommends authorizing the City Manager to execute a construction agreement with the lowest, most responsive bidder, Archimetric Design & Construction, Inc for a base bid amount of \$1,859,477.75, plus an amount of \$78,426.05 for Bid Alternate #1, for a total agreement amount of **\$1,937,903.80**. Bid Alternate #1 is a turnaround for the Advanced Vehicle Lane, the details of which will be finalized after negotiations are completed with the property owner.

BID SUMMARY FOR PTC 17.05 Technology Parkway Advanced Vehicle Lanes City of Peachtree Corners, GA (February 12, 2019 10:00 AM)	
Bidders	Base Bid
Archimetric	\$1,859,477.75
Blount	\$2,276,089.11
CMES, Inc.	\$2,427,881.70
E. R. Snell	\$2,165,651.32
Ohmshiv	\$2,080,887.80

Action Item
PTC Circle at
Medlock Bridge



MEMO

TO: Mayor & Council
CC: Brian Johnson, City Manager
FROM: Greg Ramsey, P.E., Public Works Director
DATE: February 26, 2019
SUBJECT: PTC 15.11 Additional Construction Items

Additional construction items for the construction of the roundabout are necessary based on field conditions discovered during construction. A Georgia Power utility vault is in conflict with portions of the construction, and a relocation of the facilities associated with that vault is described in the attached letter from Georgia Power. The cost of this relocation is \$89,527.00.

Water meters were discovered to also be in conflict with the roundabout construction and need to be relocated out of conflict. The contractor has submitted the attached Change Order for \$16,200.

Staff requests authorization for the City Manager to execute agreements for payment of the Georgia Power relocation and the contractor's relocation costs for the water meters.

January 23, 2019

City of Peachtree Corners
James Nguyen, Transportation Engineer
310 Technology Parkway
Peachtree Corners, GA 30092

Re: PI# L6230 - Peachtree Corners Circle @ Medlock Bridge Road (“Project”)

Dear Mr. Nguyen:

Please find enclosed a Relocation Agreement with respect to the above-referenced project. As you will note in the Relocation Agreement, the total estimated cost for the relocation of the distribution facilities associated with the Project is \$89,527.00 (the “Payment Amount”). In accordance with the Franchise Agreement and any amendments thereto between Georgia Power Company and the City, the City must bear one hundred percent (100%) of the estimated cost of relocation of any distribution facilities not located within the streets, alleys and /or public places of the City (“City Property”) or not otherwise eligible for relocation at Georgia Power’s expense per the Franchise Agreement.

Georgia Power will relocate at its expense any distribution facilities associated with the Project that are located on City Property or are otherwise eligible for relocation at Georgia Power’s expense per the Franchise Agreement. If you believe the City is eligible for such relocation at Georgia Power’s expense, you must provide evidence that the City owns the property within which Georgia Power’s distribution facilities are located. Such evidence may include real property deeds, condemnation records or evidence of acceptance of express dedication.

Both the total estimated cost for relocation and the Payment Amount are valid only for a period of one (1) year following the date set forth on the enclosed estimate. Further, Georgia Power will not commence any work unless, prior to the date that is one (1) year following the date set forth on the enclosed estimate, the City executes and returns the enclosed Relocation Agreement, makes payment to Georgia Power of the Payment Amount, and authorizes commencement of the work.

If you have any questions, please contact Kris Stephens at (706) 357-6670.

Sincerely,



Monica R. Kimber

(404) 506-4410

mrkimber@southernco.com



Construction Management Engineering Services, Inc.

Engineers / Contractors / Management Consultants

28 January 2019

James Nguyen, E.I.T
Transportation Engineer
City of Peachtree Corners
310 Technology parkway
Peachtree Corners, GA 30092

RE: Project No. 1160354

Subject: Request for Approval of supplement agreement No 2

Dear James,

As you requested to submit the price for the waterline items are as under This includes materials, labor, equipment's installation, and traffic control for loading and unloading the structures of the above project are as under.

The cost to finish proposed items

Sr. No	Item	Unit	Est. Qty.	Unit Price	Total
1	Adjust water valve Box to grade	EA	3	\$ 750.00	\$2250.00
2	Relocate water service line short side	EA	2	\$ 4250.00	\$8500. 00
3	Relocate existing Fore Hydrant	EA	1	\$2450.00	\$2450. 00
4	6' Gate Valve	EA	1	\$1650.00	\$1650.00
5	Adjust Fire Hydrant to Grade	EA	1	\$1350.00	\$1350.00
				Total	\$16200. 00

Note:

- 1. This estimate is based on provided information and as per our best knowledge.*
- 2. Any of unforeseen condition is excluded of this estimate including Rock*
- 3. We need fifteen additional available days required for this work*

Yours sincerely

Mahendra Jhala (MJ)
Project Superintendent
CMES, Inc.

Action Item
GDOT
Concept Report



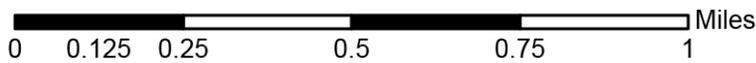
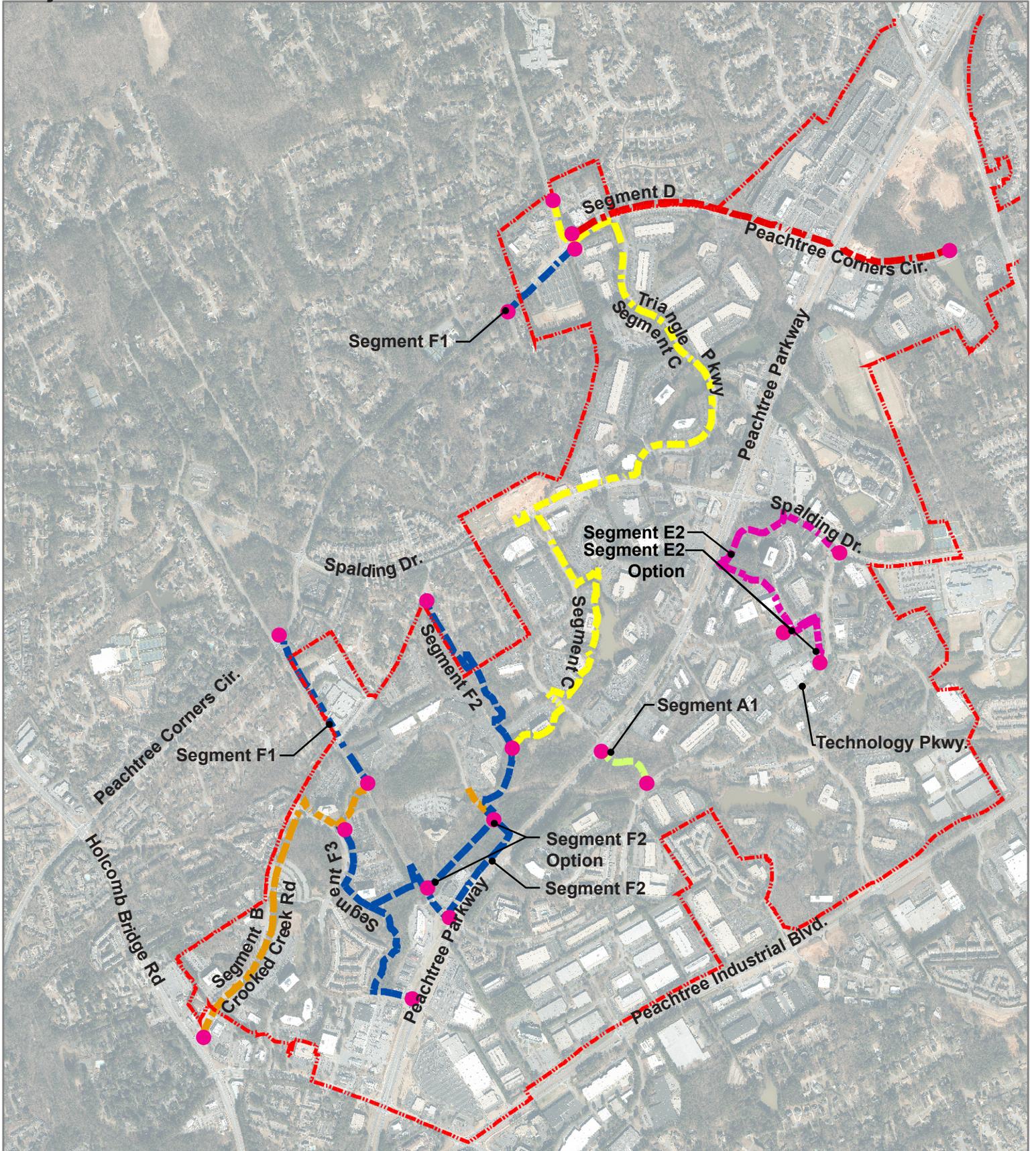
MEMO

TO: Mayor & Council
CC: Brian Johnson, City Manager
FROM: Greg Ramsey, P.E., Public Works Director
DATE: February 26, 2019
SUBJECT: PTC 16.06 Innovative District Trails Study

Peachtree Corners was awarded a grant for the referenced project from the Atlanta Regional Commission. The grant is managed by the Georgia Department of Transportation (GDOT). Following last year's public information process, a GDOT Concept Report was drafted as part of their Plan Development Process (PDP). GDOT's Chief Engineer approved the report in December 2018.

The next phase of the PDP is for the local municipality to formally accept the Concept Report. Staff is requesting an acceptance of the attached Concept Report so that the project can move into the next phase of applying for funds for survey, design and construction on segments of trails listed in the Concept Report.

Project Location



Begin/End Segment, Typ. ●



Peachtree Corners Innovation District

MULTI-USE TRAIL STUDY

February 2019





ACKNOWLEDGMENTS

PROJECT MANAGEMENT TEAM

Greg Ramsey, Public Works Director, City of Peachtree Corners
James Nguyen, Transportation Engineer, City of Peachtree Corners

POND & COMPANY

Matthew Wilder, Design Director
Andrea Greco, Project Manager
Pedro Torres, Project Planner



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Limited Scope Concept Report	

EXECUTIVE SUMMARY

The Livable Centers Initiative study, completed for the City of Peachtree Corners in February 2015, identified a trail system in the southeastern area of the City, which is called the 'Innovation District.' The Innovation District has strong elements of commercial, single home and multifamily residential and office complexes and is currently tied together with a substantial vehicular transportation network. The City of Peachtree Corners recognizes that a thoughtfully designed multi-use trail and shared use path network will improve the quality of life for both residents and people doing business within the City. The network will provide additional safe transportation and recreation opportunities for people who cannot or choose not to drive to reach destinations within and adjacent to their community. This scoping phase as required of all LCI transportation projects prior to obtaining federal transportation funds in order to ensure project feasibility, realistic costs and logical termini.

Pond & Company was commissioned to lead the study efforts in early 2017. Their team of landscape architects and ecologists conducted extensive field work and desk work to gather information about the roadway, sidewalk and trail networks, environmental conditions, visible utilities and surrounding settings along proposed trails routes. An open house format meeting for public input was held on August 4, 2017 and the input received was documented and presented to the City Council on August 7, 2017 during a work session. The findings were incorporated into maps and a Concept Report document, a required GDOT standard document. The report was submitted to the City and GDOT and then extensively reviewed over the following 18 months, through in person meetings, phone calls, and digital submissions.

The study and report identified eight primary multi-use trail and shared-use paths and 3 optional routes totaling approximately 6.6 miles of trail. The optional paths may be selected if after formal surveying and property acquisition, the primary routes are too costly or involved. Proposed trail segments consist of concrete surfacing, pedestrian bridges, or concrete boardwalks measuring eight to twelve-foot wide. Eight-foot wide trails would only be allowed for a short distance where existing physical conditions require it. Some of the trail paths will be located within utility easements in forested areas between developments, but are mainly within public rights-of-way. In sensitive areas such as streams or where the topography change is not manageable via grade treatments, bridges and boardwalks will serve as design elements. A cost estimate in GDOT standard format is included in the study report.

The City's next steps are to prioritize segments for construction, build a long-term timeframe, secure and allocate funding and conduct additional due diligence in areas where right-of-way acquisition may be required to ensure the project's feasibility. Trails within stream corridors or wetland areas may require additional engineering studies or permitting to ensure that the trail work does not negatively affect the environment or adjacent landowners.

The proposed trail network is sure to benefit the day-to-day lives of both residents and people who work or visit the area, giving them safe and convenient transportation and recreational routes.

01. BACKGROUND CONTEXT + INTRODUCTION

The origin of this project stems from various reports and previous studies that have identified key corridors that would link the Peachtree Corners Innovation District to the rest of the city and surrounding areas through a network of connected greenspaces and trails. These corridors serve as catalysts for walkability and livability within the area. The paved trail system has the potential to offer a high quality of life to residents, and create a strong sense of community. This will provide value as both an amenity and an alternative mode of transportation for residents and employees in the area. This may also result in making the City of Peachtree Corners more economically competitive when attracting investment with new businesses or redevelopment interests.



PROJECT CONTEXT + SCOPE

This study produced preliminary conceptual designs for multi-use trails that link existing residential areas with businesses and employment centers within the Peachtree Corners Innovation District as identified by Peachtree Corners' Downtown Livable Centers Initiative (LCI) Plan. Once the design was complete, a Concept Report was prepared for Georgia Department of Transportation (GDOT) approval, making the future trail network eligible for federal funding. This project is aligned with the Atlanta Regional Commission's (ARC) vision of advancing projects from concept to reality.



REGIONAL CONTEXT

This study is a smaller portion of a larger network that will one day connect a variety of destinations within the city and the region. The 2002 Gwinnett County Open Space and Greenway Plan and subsequent 2014 Gwinnett County Open Space and Greenway Plan have identified the potential of a 412-mile greenway network throughout the county.

As many cities advance their own visions for trail networks, it is imperative that Peachtree Corners work closely with Gwinnett County, neighboring cities, and other governing entities to properly connect key destinations.

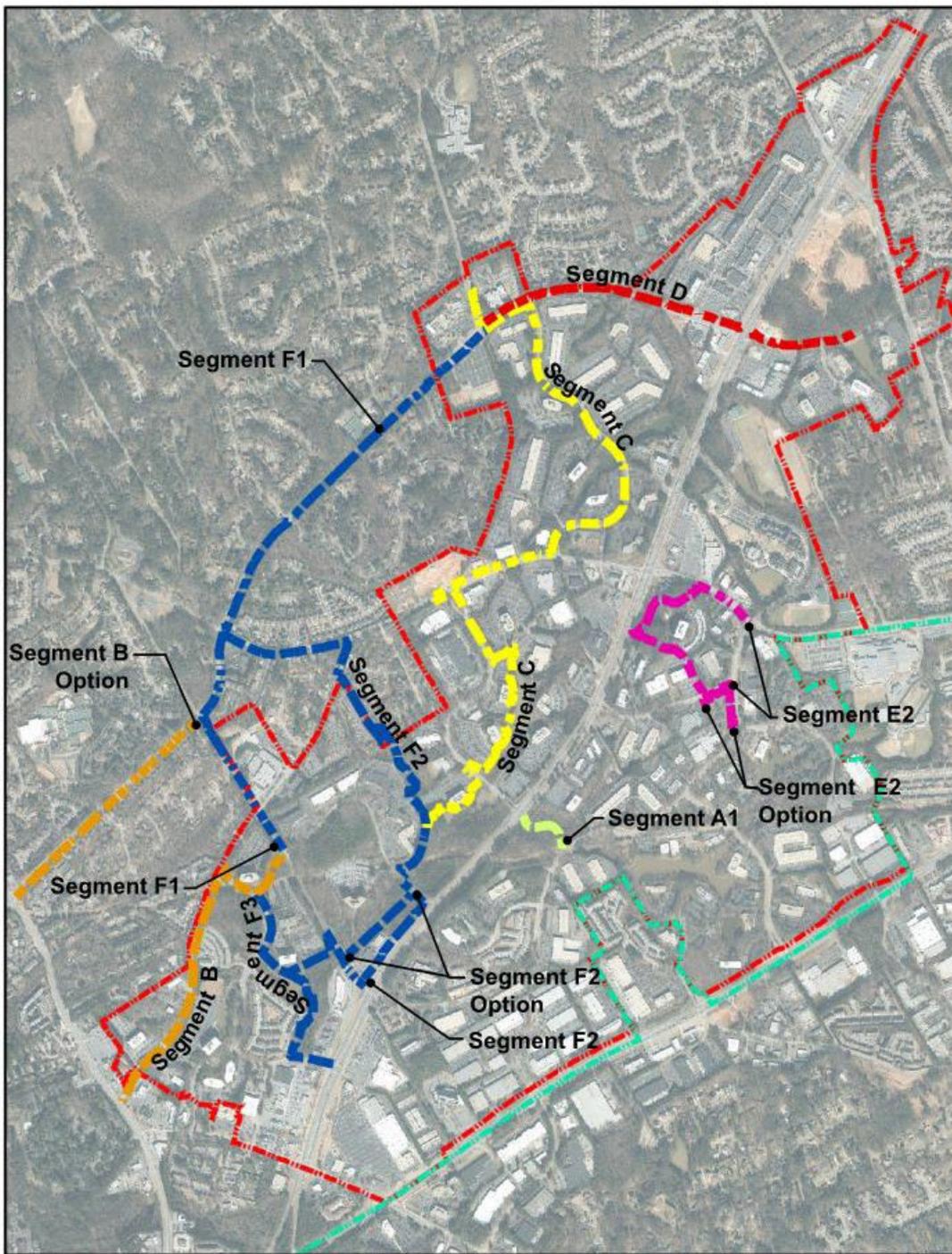
Existing utility corridors, gas pipelines, water and sewer easements, and natural corridors provide the majority of feasible greenspace connections. Shared-use paths or sidepaths also allow for transportation alternatives along roadway networks.

Some of the most desired connections outside of the city limits include:

- Chattahoochee National Recreation Area
- Downtown Norcross and Associated Trails
- Future Crooked Creek Park
- Berkeley Lake

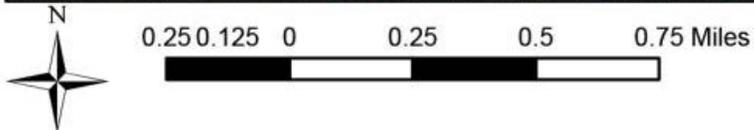
PROJECT AREA MAP

The project area map shows all proposed segments that were carried forward from the City of Peachtree Corners Technology Park Multi-Use Trails Study. Some segments have been modified from their original alignment based on more detailed site analysis and public involvement. The city limits and LCI boundary are shown for reference.



LEGEND

-  City of Peachtree Corners
-  Livable Centers Initiative (LCI) Boundary
-  A1
-  B
-  C
-  D
-  E2
-  F1
-  F2
-  F3



LOCAL CONTEXT

Since the City Of Peachtree Corners was incorporated as Gwinnett County's 16th city in 2012, the vision of a place where people could live, work, play has been a priority. Funding transportation projects such as sidewalks and trails has been an important priority for citizens.

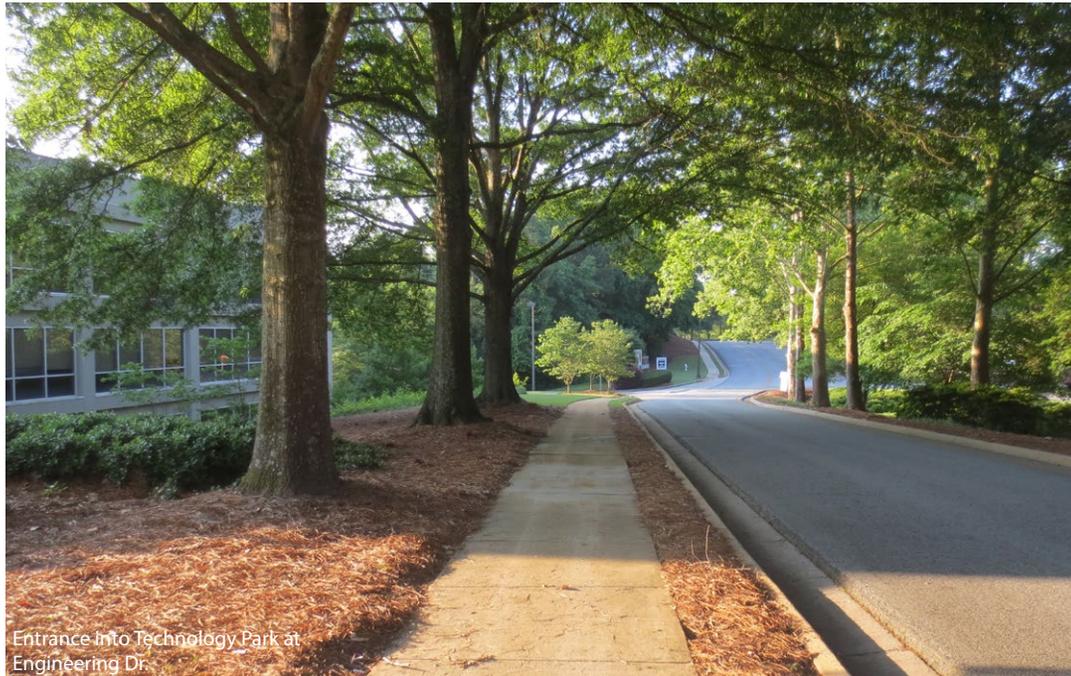
Recently, Peachtree Corners has used SPLOST (Special Purpose Local Option Sales Tax) funding to implement portions of sidewalk improvements throughout the city to improve connectivity in an autocentric environment.

This refined concept study has been submitted to GDOT in a Concept Report in a scoping phase as is required of all LCI transportation projects prior to obtaining federal transportation funds through the LCI program.





Some areas have no sidewalks, but ample room for an eight to twelve-foot trail



Entrance into Technology Park at Engineering Dr.

This project proposes approximately 6.6 miles of trail within the city limits. The segments connect multiple vehicular corridors, land uses, and existing trail segments.

Two existing trails are along Peachtree Parkway/GA-141 and Medlock Bridge Road/South Old Peachtree Road/ Peachtree Industrial Boulevard. These existing trails are shared-use paths adjacent to the roadway and are ten-feet wide with asphalt surfacing. The section of existing trail on Peachtree Parkway spans the majority of Peachtree Corners from Holcomb Bridge Road to Spalding Drive. The other trail section serves as a corridor for travel north to Duluth. Both segments are in need of additional connectivity to create safer and more efficient transportation alternatives.

Corners consist of four to five-foot wide sidewalks just above the roadway with a two-foot landscape strip. In other areas there are plenty of opportunity to build trails with an increased buffer for a more attractive design to users.

In the past few years, the city has been steadily constructing additional sidewalks and safe crosswalks to connect popular destinations.

Much of the existing right-of-way throughout Peachtree

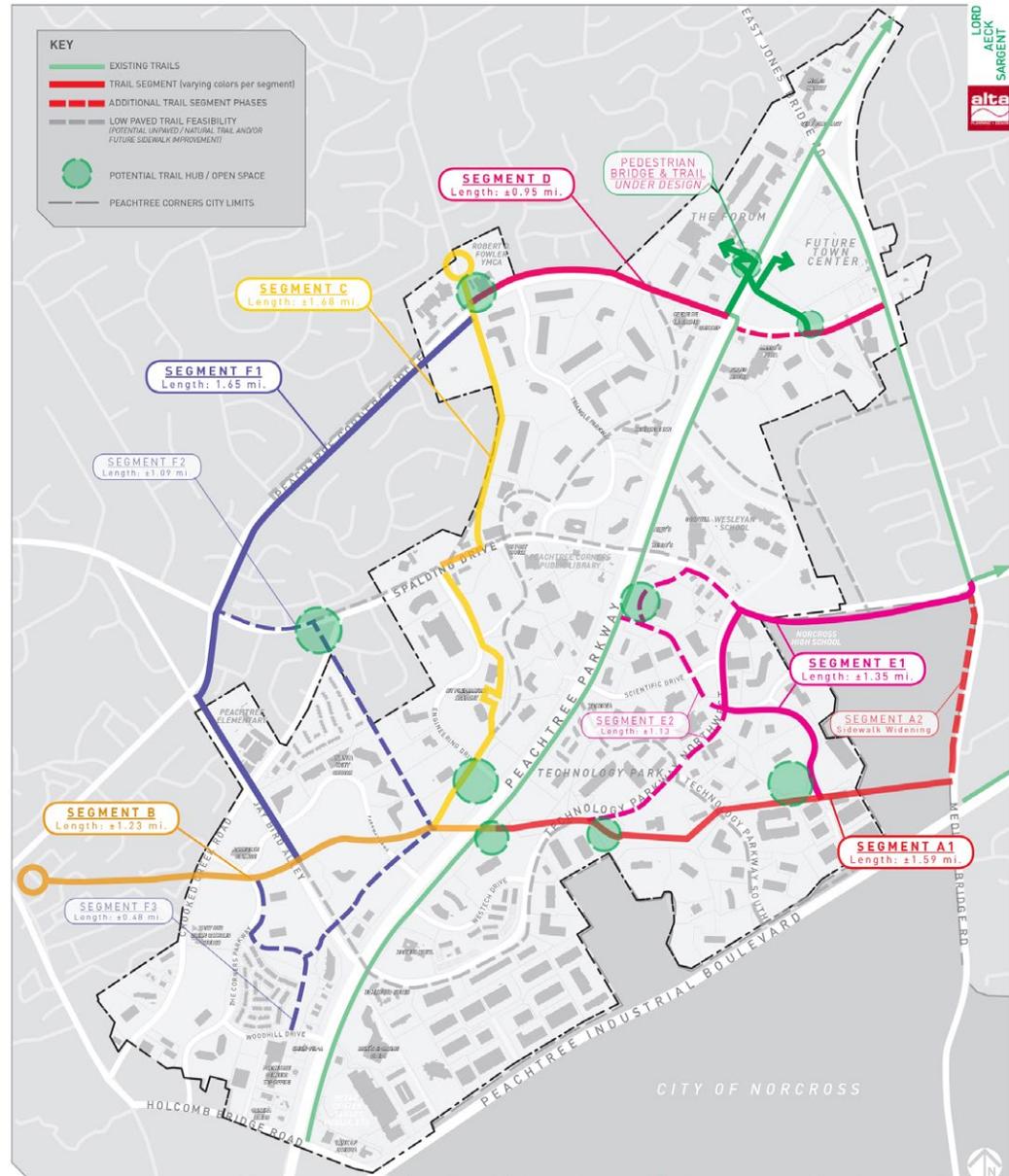
PREVIOUS STUDIES

These studies have been instrumental in establishing the framework for implementation of trail segments.

- 2002 & 2014 Gwinnett County Open Space and Greenway Plan
- 2015 Peachtree Corners LCI Study
- The 2016 Technology Park Multi-Use Trails Study

The 2015 Peachtree Corners LCI Study indicates an existing network of greenspaces and corridors that can serve the community with walking and biking amenities to connect residential areas with employers as well as commercial destinations within the city.

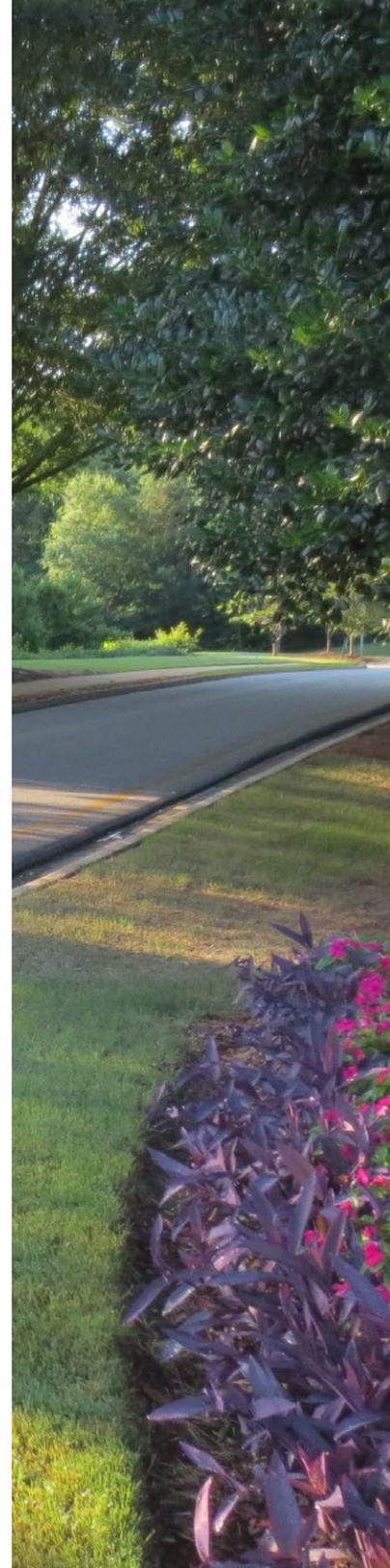
The 2016 Technology Park Multi-use Trails Study created a conceptual trail network that was understood to be an initial high-level assessment of existing conditions, constraints, and opportunities for trail alignments. These trails were a refinement of the previously proposed LCI Conceptual Trails Plan.



2016 Technology Park Trails Segments by ALTA Planning and Design and Lord Aeck Sargent

02. EXISTING CONDITIONS

Much of the Innovation District is designed with the automobile in mind. While there are sidewalk networks, intermittent gaps occur within the right-of-way. The potential trail segments have been refined to take advantage of corridors such as gas and sewer easements, existing woodlands, and ponds that are located within the study area. Enhancing the existing right-of-way and increasing connectivity through undeveloped land provide a great opportunity for trails.



OVERVIEW

This section of the report provides a snapshot of the existing community through which all segments pass through. Knowledge of the underlying infrastructure, resources, and land uses helped inform the decision-making process so that the proposed trails can maximize a return on investment for the city.

The existing web of gas/sewer easements, greenspaces, and trails along major corridors provide a framework for additional connectivity for pedestrian-focused mobility. Existing greenspaces are found in pockets within the Innovation District.

The images on the right are examples of new sidewalks that have been constructed since the study began. This increasing network of sidewalks along with the proposed multi-use trails can serve as potential expansion of a contiguous network.



LAND USE

Much of Peachtree Corners consists of a mixture of office parks, commercial hubs, and residential properties. The bottom-right image is an example of an office building typical of the area. Early planned neighborhoods such as Peachtree Station and Spalding Corner were established in the late 1970s. New construction has included an influx of more dense development with townhomes (bottom-left).



New townhomes located off Parkway Lane near a multi-use trail



Typical office building within Technology Park

ENVIRONMENTAL + CULTURAL RESOURCES

A preliminary Environmental Screening Report was prepared to broadly identify natural and cultural resources. A limited field study was also undertaken by ecologists to identify potential environmental design constraints along segments.

A review of GIS data identifies potential aquatic resources and protected species habitats located within a 200' buffer of the trail segments. Trail segments C, D, F2, and F3 have potential to impact the 100-year floodplain.

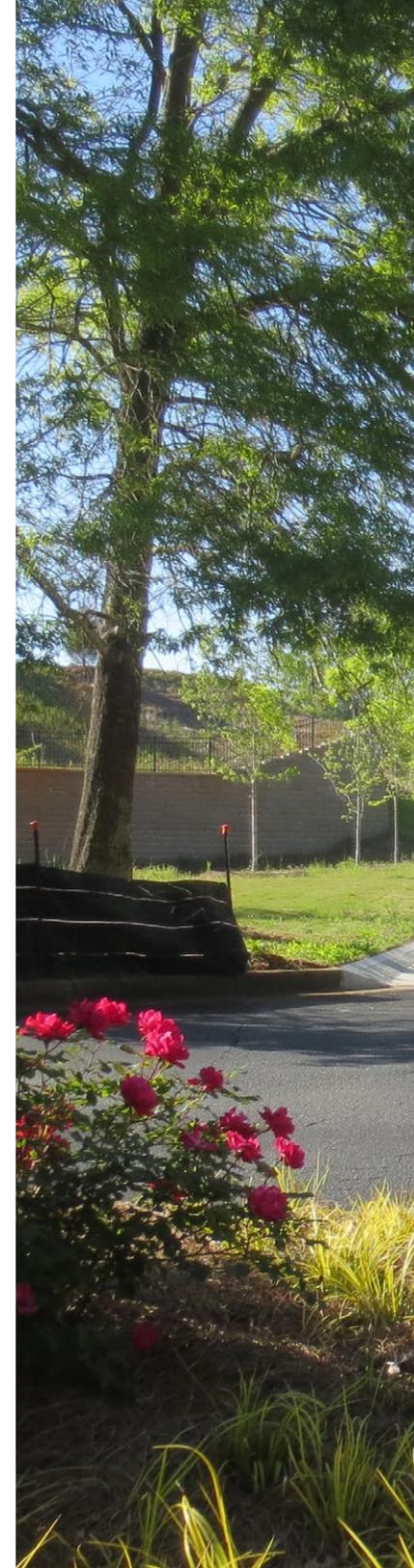
No National Register eligible or listed historic resources were identified within the 200-foot buffer along the project corridor. Two federally protected species, Little Amphianthus (*Amphianthus pusillus*) and Black Spored Quillwort (*Isoetes melanospora*) are known to inhabit Gwinnett County. No impacts to threatened and endangered species are anticipated.



Example of the ponds located throughout the Innovation District

03. CONCEPTUAL DEVELOPMENT

During the development of the trail segments, the design team first examined the proposed trail segments from the Technology Park Multi-Use Trails Study. Field notes and photos collected during site visits helped facilitate more detailed design evaluations.



PROPOSED PROJECT

All proposed trail segments consist of concrete surfacing, pedestrian bridges, or concrete boardwalks measuring eight to twelve-foot wide to allow for bicycles and pedestrians to share the trail. Eight-foot wide trails would only be allowed in areas where existing physical constraints only allow a maximum eight-foot width for a short distance. Warning signs are to be considered at these locations.

Some of the trail paths will run along utility easements on forested areas between development, but mainly within public rights-of-way. The trail segments within green corridors are twelve-foot wide paths with three-foot shoulders before grade changes perpendicular to the path of travel. Trail segments within existing

vehicular corridors and within the right-of-way will be an alternative way to connect destinations within Peachtree Corners. The shared-use paths adjacent to curbs that vary from eight to ten-foot will allow for a minimum two-foot landscape buffer that contain site elements such as safety rails, and pedestrian lighting where applicable. This landscape buffer creates a safer, comfortable, and more welcoming environment for users even though it parallels the road.

In sensitive areas such as streams or where the topography change is not manageable via grade treatments, bridges and boardwalks will serve as design elements.



Concrete boardwalk with timber guardrail and cable railing



Corsten steel pedestrian truss bridge

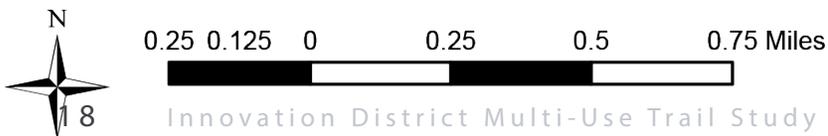
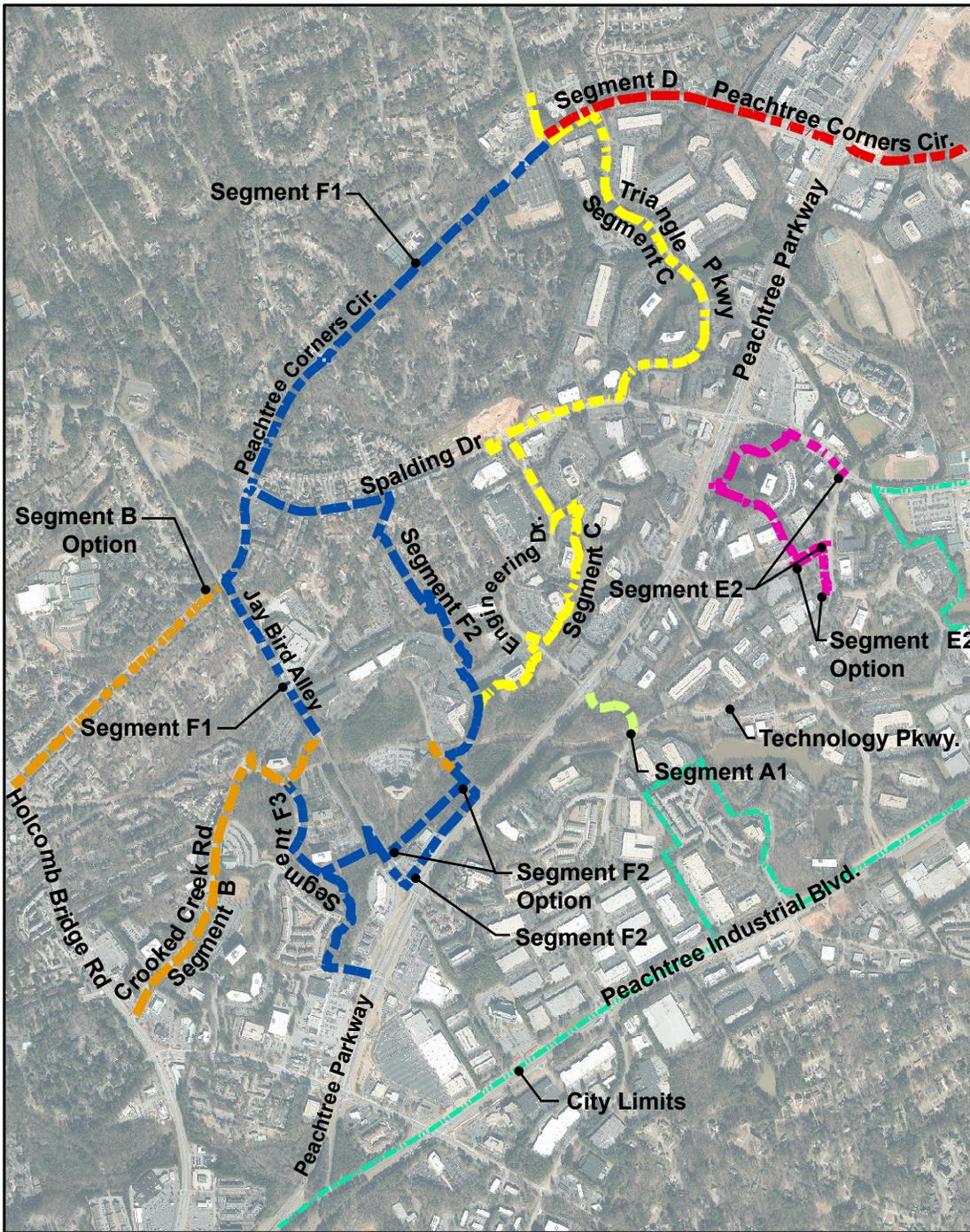
PROPOSED SEGMENTS

The project area map shows all proposed segments that were carried forward from the Technology Park Multi-Use Trails Study. Some segments have been modified from their original alignment based on field verifications and public involvement.

The proposed framework includes:

- Segment A1
- Segment B
- Segment B Option*
- Segment C
- Segment D
- Segment E2
- Segment E2 Option*
- Segment F1
- Segment F2
- Segment F2 Option*
- Segment F3

*Indicates optional routes for proposed segment if primary segment route is not feasible.

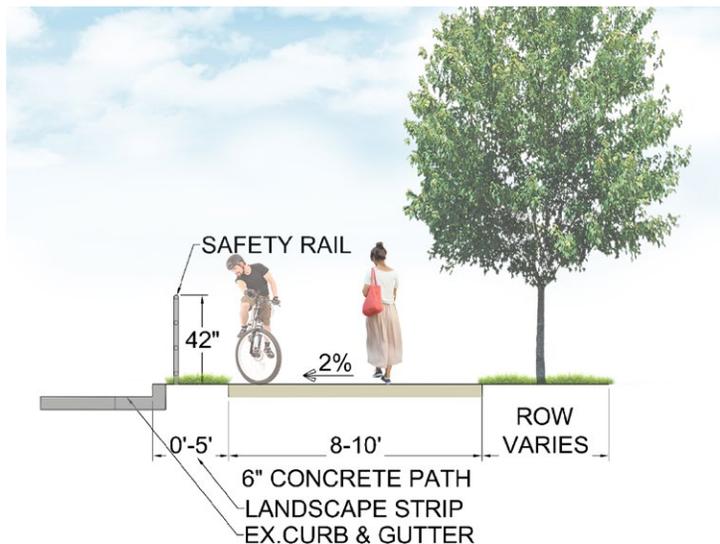


TYPICAL SECTIONS

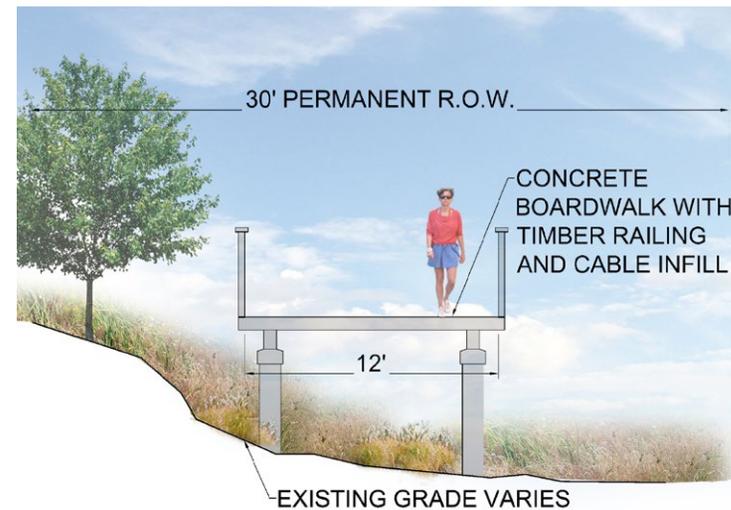
The following sections depict the various widths, amenities, and existing constraints found along all the segments.

Segment	Typical Sections									
	1	2	3	4	5	6	7	8	9	10
A1						•		•		
B	•			•						
C	•	•	•		•		•	•		
D	•			•					•	
E2	•					•				•
E2-Option				•			•			
F1	•			•						
F2	•	•		•	•		•	•	•	
F2-Option		•								
F3	•	•				•			•	

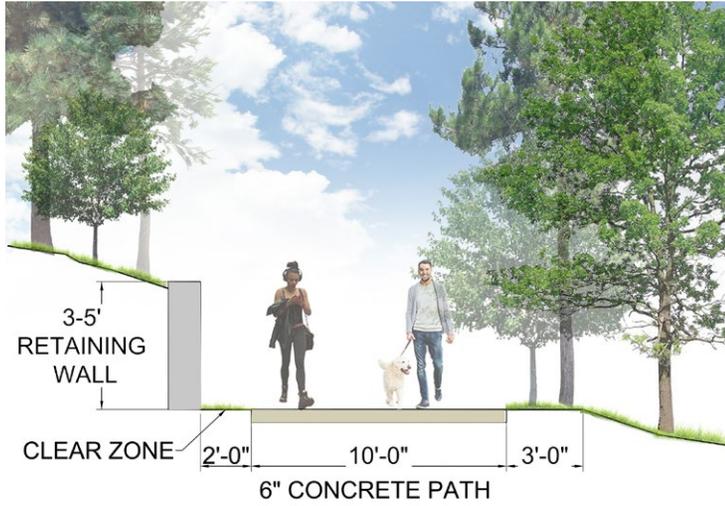
Typical Section 1



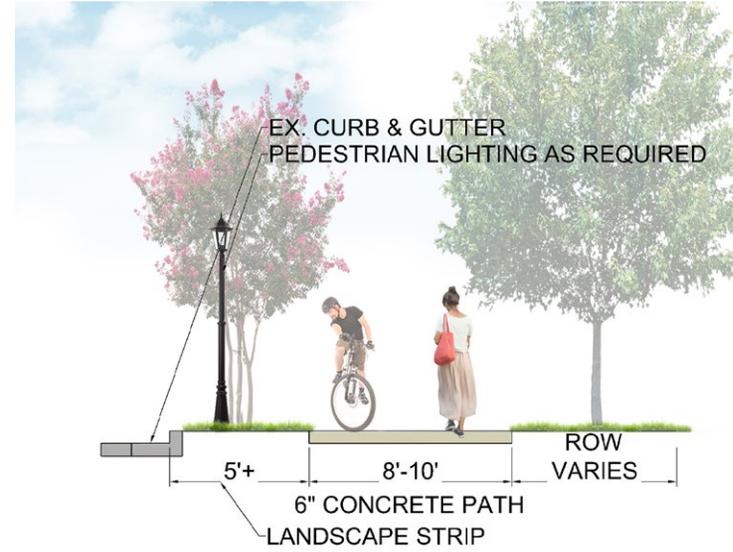
Typical Section 2



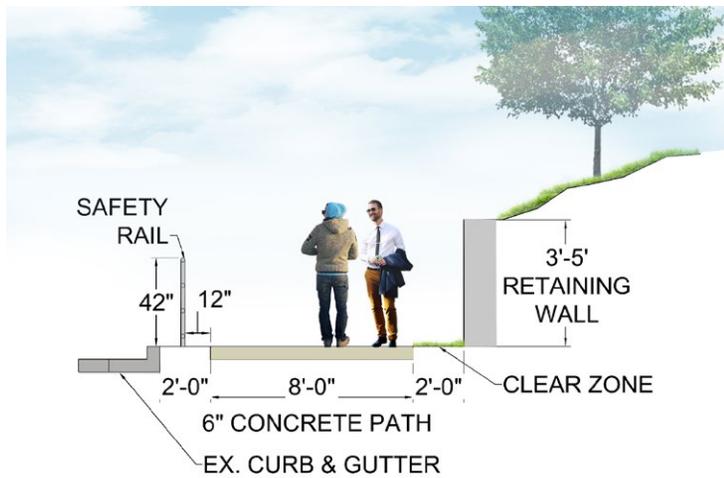
Typical Section 3



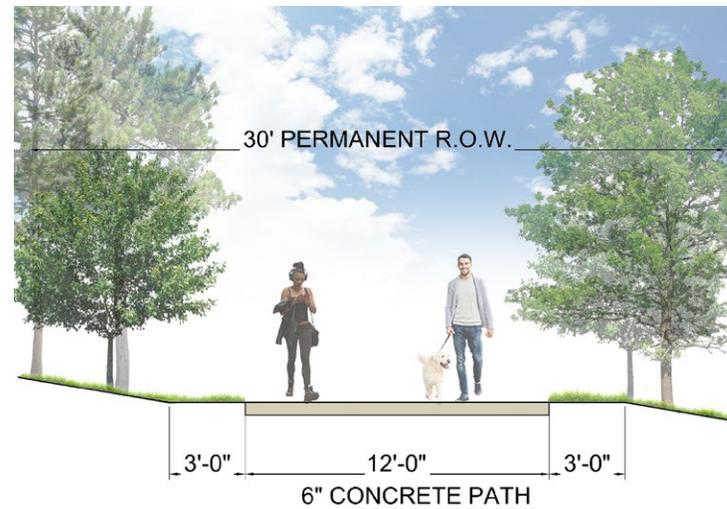
Typical Section 4



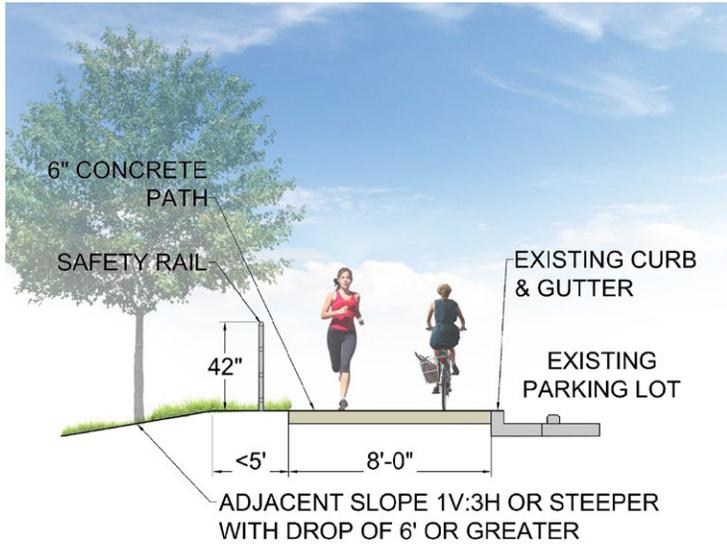
Typical Section 5



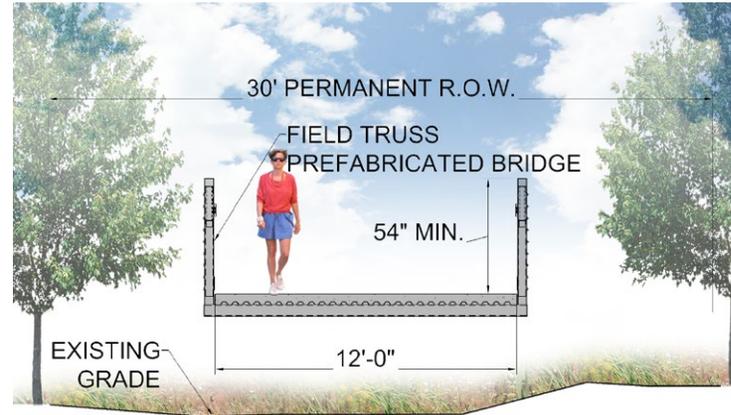
Typical Section 6



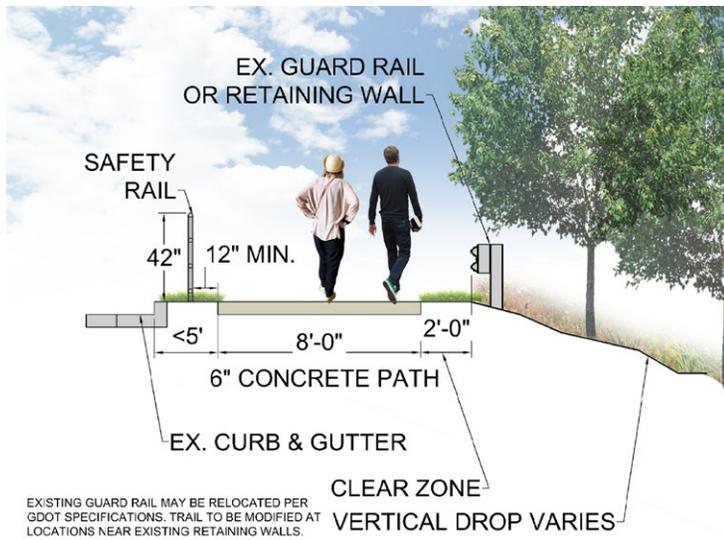
Typical Section 7



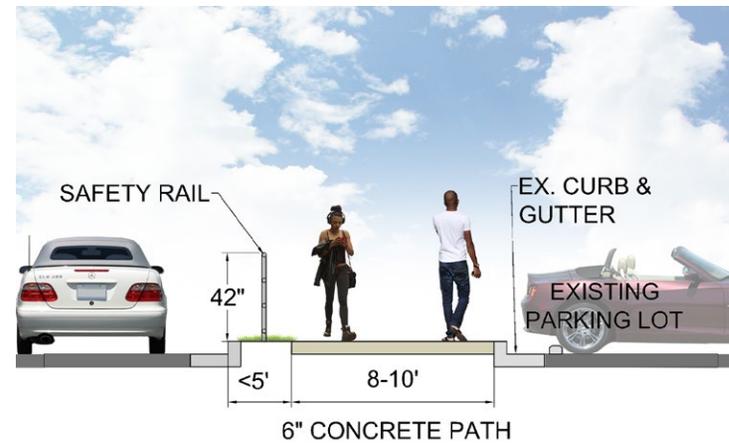
Typical Section 8



Typical Section 9



Typical Section 10



DESIGN ELEMENTS

The following images show the potential design elements for the Preferred Alternative that include wayfinding signage, trail pavement, and concrete boardwalk. Amenities such as benches, litter receptacles, and pedestrian lighting would also be taken into consideration.



Concrete boardwalk with railing



Concrete trail w/ exposed aggregate centerline



LED Street Lighting



Litter receptacle



Recycling Bins



Bench



Removable bollards



Bike Rack

* All design elements shown are examples only. Final site furnishings and design features to be approved by the city as design progresses.

NEXT STEPS

The GDOT Limited Scope Concept Project Concept Report was approved December 18, 2018. The Concept Report is meant to prepare sponsors for next steps in the design process. The City of Peachtree Corners is ready to move forward with the conceptual design and evaluate design elements and cost. The following is a preliminary opinion of probable cost (for planning purposes only) and a timeline for future activities.

TOTAL COST:

The following costs are associated with all segments of the project. Two optional routes (F2 & E2) are also shown for future consideration. They are intended for planning purposes only and will be refined during the preliminary engineering phase of the project.

Design & Construction: \$16,504,660*
Utilities: \$458,000
R.O.W.: \$8,035,000

Optional Routes:
Design & Construction : \$2,125,680*
Utilities: \$39,950
R.O.W.: \$682,000

*Refer to Appendix A: Limited Scope Concept Report includes detailed cost estimate information. Prices reflect 2018 probable costs.



NEXT STEPS

The Atlanta Regional Commission's Livable Centers Initiative (LCI) program incentivizes local governing bodies to promote mobility, healthy lifestyles, and access to jobs and services. The LCI program helps pay for planning studies and construction projects such as this one to build infrastructure that offers these benefits.

The LCI program is funded through federal transportation grants that cover 80 percent of the cost of each transportation project. The other 20 percent is covered by the local jurisdiction requesting the grant.

Since the Limited Scope Concept Report has been approved by GDOT, the city may move on to fulfill Concept Report requirements by GDOT under the plan development process (PDP) for ARC to commit federal funds to the project.





Peachtree Corners Innovation District

MULTI-USE TRAIL STUDY
APPENDIX A



Interoffice Memo
Office of Design Policy & Support

DATE: 12/18/2018

FILE: P.I.# 0015087
Gwinnett County / GDOT District 1 - Gainesville
Innovation District Multi-Use Trail Study - Peachtree
Corners LCI

FROM: *for Keith Posey*
Brent Story, State Design Policy Engineer

TO: SEE DISTRIBUTION

SUBJECT: APPROVED CONCEPT REPORT

Attached is the approved Concept Report for the above subject project.

Attachment

Distribution:

Hiral Patel, Director of Engineering
Joe Carpenter, Director of P3
Albert Shelby, Director of Program Delivery
Carol Comer, Director, Division of Intermodal
Darryl VanMeter, Assistant Director of P3/State Innovative Delivery Administrator
Kim Nesbitt, Program Delivery Administrator
Bobby Hilliard, Program Control Administrator
Paul Tanner, State Transportation Planning Administrator
Eric Duff, State Environmental Administrator
Andrew Heath, State Traffic Engineer
Angela Robinson, Financial Management Administrator
Erik Rohde, State Project Review Engineer
Monica Flournoy, State Materials Engineer
Patrick Allen, State Utilities Engineer
Eric Conklin, State Transportation Data Administrator
Attn: Systems & Classification Branch
Benny Walden, Statewide Location Bureau Chief
Brent Cook, District Engineer
Brandon Kirby, District Preconstruction Engineer
Robby Oliver, District Utilities Manager
Gabiella Yanez_Uribe, Project Manager
BOARD MEMBER - 7th Congressional District

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
LIMITED SCOPE PROJECT CONCEPT REPORT**

Project Type:	<u>Bicycle/Pedestrian Facilities Enhancement</u>	P.I. Number:	<u>0015087</u>
GDOT District:	<u>1</u>	County:	<u>Gwinnett</u>
Federal Route Number:	<u>N/A</u>	State Route Number:	<u>N/A</u>
	Project Number:		<u>0015087</u>

Project Description: Shared use path/multi-use trail system in Peachtree Corners (LCI Project) Scoping Study.

Submitted for approval: *Andrew Curo* 7/25/18

Consultant Designer & Firm _____ Date: _____

Local Government Sponsor *[Signature]* 7-25-18

_____ *Kimberly W. Nebbett* Date 8-19-18

State Program Delivery Engineer _____ Date _____

GDOT Project Manager *[Signature]* 8/14/18

_____ Date _____

Recommendation for approval: **Eric Duff*/EKP** 8/21/2018

State Environmental Administrator _____ Date _____

Chris Raymond*/EKP 10/26/2018

for State Traffic Engineer _____ Date _____

Bill DuVall*/EKP 8/28/2018

State Bridge Engineer _____ Date _____

for District Engineer **Brandon Kirby*/EKP** 10/3/2018

_____ Date _____

- MPO Area: This project is consistent with the MPO adopted Regional Transportation Plan (RTP)/Long Range Transportation Plan (LRTP).
- Rural Area: This project is consistent with the goals outlined in the Statewide Transportation Plan (SWTP) and/or is included in the State Transportation Improvement Program (STIP).

Paul Tanner*/EKP 8/28/2018

State Transportation Planning Administrator _____ Date _____

Approval: Concur: *Hiral Patel* 11-28-18

GDOT Director of Engineering _____ Date _____

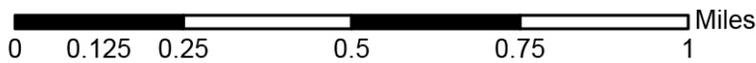
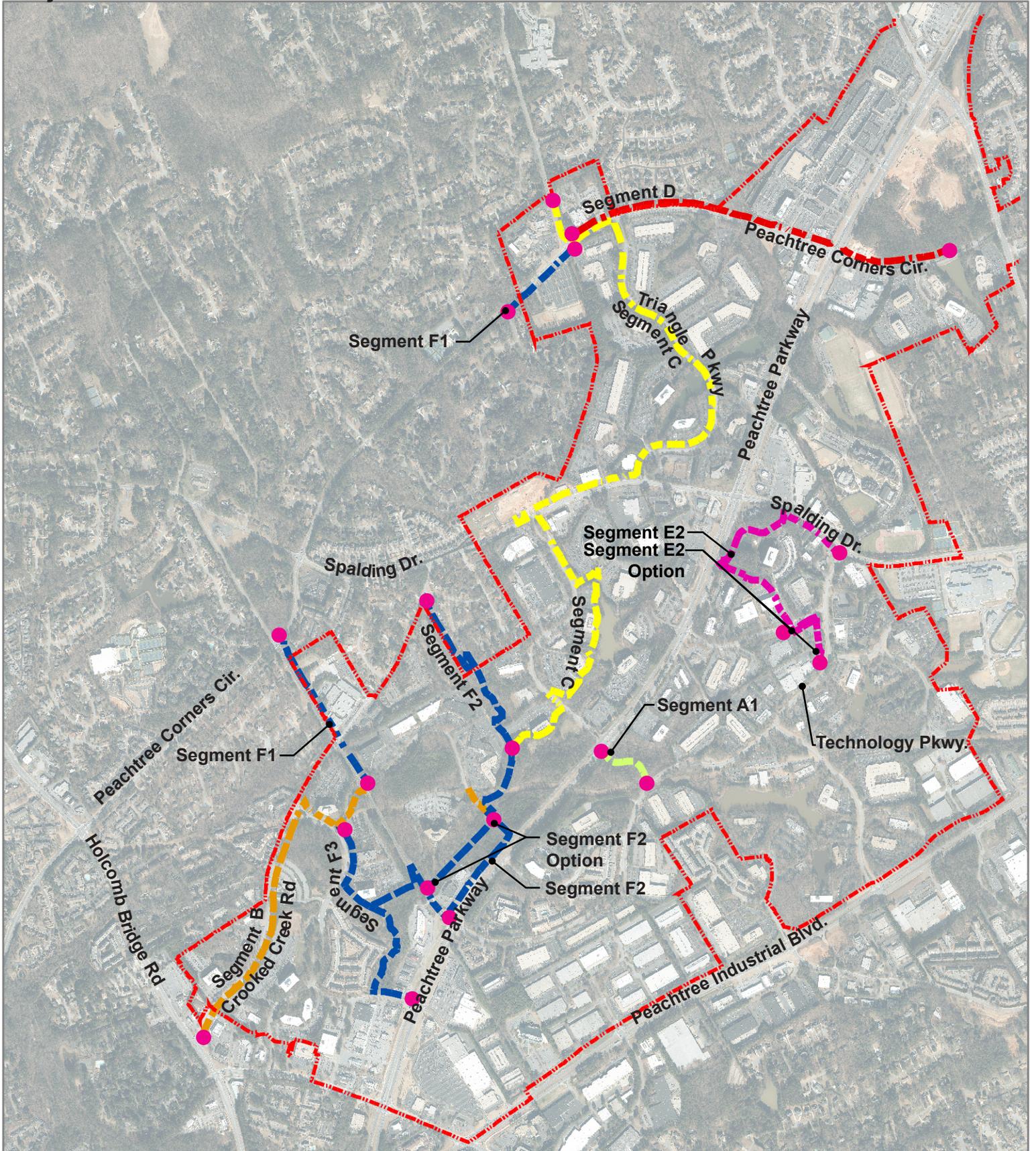
Approve: *Margaret B. Pivke* 12.12.18

GDOT Chief Engineer _____ Date _____

* - Recommendations on File

Additional Recommendations:
Erik Rohde*/EKP (State Project Review Engineer) 11/7/2018
Kerry Gore*/EKP (for the State Utilities Engineer) 11/6/2018

Project Location



Begin/End Segment, Typ. ●

PLANNING & BACKGROUND DATA

Project Justification Statement:

Various reports and studies, such as the 2015 Peachtree Corners Livable Centers Initiative (LCI) Study, 2013 Comprehensive Plan, and City of Peachtree Corners Technology Park Multi-Use Trails Study have identified key corridors that would link the Central Business District of Peachtree Corners to the rest of the City and surrounding cities to create a larger network of connected greenspace and transit. These spaces presented an opportunity to plan and design a paved shared use path system that would amenitize and connect the district. This trail system will offer a high quality of life to residents, create a strong sense of community, add value and competitiveness to economic development as an amenity for residents and employers, and give alternative transportation options. The City has built and has planned for a network of trails within and adjacent to the LCI area. This concept report includes segments described in this plan: A1, B, C, D, E2, E2 Option, F1, F2, F2 Option and F3. Portions of Segments F1 and B Option fall outside the LCI study area and will be covered in future area studies by the City.

Existing conditions:

The proposed trail network within the City of Peachtree Corners is a combination of shared use paths alongside existing roadways and off-road multi-use trails in and around Technology Park, the City's Central Business District. An existing web of gas/sewer easements, greenspaces, and shared use paths along major corridors provide a framework for additional connectivity for pedestrian-focused mobility.

The major roadways within the district include Peachtree Parkway, Spalding Drive, Peachtree Corners Circle, Technology Parkway, and Crooked Creek Rd. Most of the land use within the business district is office and commercial with intermittent residential areas. Existing trails along major roadways are located along Peachtree Parkway, Medlock Bridge Rd, and Technology Parkway NW. Existing sidewalks in the study area are not consistent for thorough connectivity, but are identified as potential for expansion to create a contiguous network.

Existing greenspace found in pockets within the business district, the Colonial Pipeline easement, and floodplain corridors provide an amenity opportunity for pedestrians. The potential shared use paths take advantage of right-of-way already primed for shared use path connectivity. Transit locations for bus stops are located within the study area, but concentrated along Peachtree Parkway and Technology Parkway NW.

Description of the proposed project: The shared use path would be a concrete surface measuring 8'-12' wide to allow for bicycles and pedestrians. 8' wide paths would only be allowed in areas where existing physical constraints only allow maximum 8' wide for a short distance. Warning signs will be considered at these locations. The path segments would parallel portions of the following roadways: Engineering Drive, Spalding Drive, West Jones Bridge Road, Peachtree Corners Circle, Technology Parkway, Scientific Drive, Jay Bird Alley, The Corners Parkway, Woodhill Dr., Crooked Creek Rd., and Triangle Parkway. In many areas segments would also be shared use paths through greenspace corridors of easements on private property. Many of the roadways in this area already have sidewalks, which would be demolished and re-designed into shared use paths. Where the paths encounter intersections, both signalized and un-signalized crossings and ADA ramps will be upgraded. Stormwater will be addressed both with existing above and below ground infrastructure, with new accommodations as needed. All necessary retaining walls will be granite veneer and cast-in-place concrete.

Other projects in the area: M003812

MPO: Atlanta TMA

TIP #: GW-405

Congressional District(s): 7

Federal Oversight: PoDI Exempt State Funded Other

Please note: This project does not modify existing traffic operations or roadways, however traffic volumes along major roads are as follows:

Pavement Evaluation and Recommendations

Initial Pavement Evaluation Summary Report Required? No Yes
 Feasible Pavement Alternatives: HMA PCC HMA & PCC

DESIGN AND STRUCTURAL

Description of Proposed Project: Some areas along the path segments will require gravity walls where slopes cannot be managed through grading alone. A few of the trail segments follow along creeks and streams and may require the use of boardwalk. The project includes the construction of 3 pedestrian bridges varying in length from 30' to 110'. The structural design of bridges for shared use paths should be designed in accordance with AASHTO *LRFD* specifications to either meet or exceed recommendations. There are also instances of existing guardrail that will need to be relocated further back from the roadway to accommodate the trail design.

Proposed Segment	Segment Length in Miles
A1	.32
B	.74
C	1.90
D	.86
E2	.59
E2 Option	.16
F1	.49
F2	.90
F2 Option	.20
F3	.81
Total Length Without Options	6.61
Total Length With Options	5.48

Major Structures:

Structure ID	Existing	Proposed	Segment ID
Boardwalk	No existing boardwalk	Approximately 1,800 LF -2,423 LF of concrete boardwalk is proposed.	Segment C (455'), F2 (470'), F2 Option (1,120'), & F3 (848')
Pedestrian Bridge	No bridge exists	30' long, 12' wide, prefabricated, single span pedestrian bridge with concrete abutments	Segment F2
Pedestrian Bridge	No bridge exists	65' long, 12' wide, prefabricated, single span pedestrian bridge with concrete abutments	Segment C
Pedestrian Bridge	No bridge exists	110' long, 12' wide, prefabricated, single span pedestrian bridge with concrete abutments	Segment A1

Accelerated Bridge Construction (ABC) techniques anticipated: No Yes

The proposed pedestrian bridges are expected to be pre-fabricated truss bridges. These bridges are not built in areas that will impede traffic flow. ABC techniques are not recommended due to the nature of bridges being built and their context area.

Mainline Design Features: Shared Use Path (Segments A1, B, C, D, E2, E2Option, F1, F2, F2 Option, and F3)

Feature	Existing	Policy	Proposed
Typical Section			
- Number of Lanes	N/A		1
- Lane Width(s)	N/A	10'-14'	8'-12'
- Median Width & Type	N/A	N/A	N/A
- Border Area Width	N/A	2' min.	2' min.
- Outside Shoulder Slope	N/A	1V:6h	1V:6h
- Inside Shoulder Width	N/A	N/A	N/A
- Sidewalks	N/A	N/A	N/A
- Auxiliary Lanes	N/A		N/A
- Bike Accommodations	N/A	Signage, railing, bollards	Signage, railing, bollards
Posted Speed	N/A		N/A
Design Speed	N/A	12-30 MPH	18 MPH
Minimum Horizontal Curve Radius	N/A	47'	27-60'
Maximum Superelevation Rate	N/A	N/A	N/A
Maximum Grade	N/A	=roadway grade	=roadway grade or 5% off road
Access Control	N/A	Bollards	Bollards
Design Vehicle	N/A		N/A
Check Vehicle	N/A		N/A
Pavement Type	N/A		PCC
Pedestrian Safety	N/A	42" safety railing where mup is <5' from roadway	42" safety railing in some areas

*According to current GDOT Design Policy Manual and AASHTO Guide for the Design of Bicycle Facilities if applicable.

Note: Sections where the expected maximum longitudinal slope to be greater than 5% shall have grooved concrete on the trail surface to increase traction in wet conditions. There is no proposed roadway work concurrent with trail projects.

Mainline Design Features: Crooked Creek Road (Segment B), Engineering Dr. (Segment C), Spalding Dr. (Segment C & E2), Triangle Parkway (Segment C), Technology Parkway (Segment A1 & E2), Scientific Drive (E2), West Jones Bridge Rd. (Segment D), and Woods Hill Dr. (Segment F3).

Feature	Existing	Policy	Proposed
Typical Section			
- Number of Lanes	2		N/A
- Lane Width(s)	10'-12'	11-12'	N/A
- Median Width & Type	0'-13' flush striped and 12'-13' flush two-way left	14' flush	N/A
- Border Area Width	Varies	10-16'	N/A
- Outside Shoulder Slope	Max 6%	2%	N/A
- Inside Shoulder Width	N/A	N/A	N/A
- Sidewalks	5'	5'	N/A
- Auxiliary Lanes	8.5'-13'		N/A
- Bike Accommodations	N/A	10'-14' SUP	N/A
Posted Speed	35-40 MPH		N/A
Design Speed	35-40 MPH	35-40 MPH	N/A
Minimum Horizontal Curve Radius	N/A	240'	N/A
Maximum Superelevation Rate	N/A	N/A	N/A
Maximum Grade	Varies	Varies	N/A
Access Control	N/A	N/A	N/A
Design Vehicle	N/A		N/A
Check Vehicle	N/A		N/A
Pavement Type	None		N/A

*According to current GDOT Design Policy Manual and AASHTO Guide for the Design of Bicycle Facilities if applicable.

Mainline Design Features: Jay Bird Alley (Segment F1 & F3)

Feature	Existing	Policy	Proposed
Typical Section			
- Number of Lanes	2-3		N/A
- Lane Width(s)	10'-11'	11-12'	N/A
- Median Width & Type	0'-8' flush striped	14' flush	N/A
- Border Area Width	Varies	10-16'	N/A
- Outside Shoulder Slope	Max 6%	2%	N/A
- Inside Shoulder Width	N/A	N/A	N/A
- Sidewalks	(east side) intermittent 5', (west side) intermittent 4'	5'	N/A
- Auxiliary Lanes	11'-13'		N/A
- Bike Accommodations	N/A	10'-14' SUP	N/A
Posted Speed	40 MPH		N/A
Design Speed	40 MPH	35-40 MPH	N/A
Minimum Horizontal Curve Radius	N/A	1200'	N/A
Maximum Superelevation Rate	N/A	N/A	N/A
Maximum Grade	Varies	Varies	N/A
Access Control	N/A	Bollards	N/A
Design Vehicle	N/A		N/A
Check Vehicle	N/A		N/A
Pavement Type	None		N/A

*According to current GDOT Design Policy Manual and AASHTO Guide for the Design of Bicycle Facilities if applicable.

Mainline Design Features: The Corners Parkway (Segment F3), Peachtree Corners Cir. (Segment C, D,F1) (2 to 4 lanes)

Feature	Existing	Policy	Proposed
Typical Section			
- Number of Lanes	4		N/A
- Lane Width(s)	11-12'	11-12'	N/A
- Median Width & Type	0'-14' flush striped and 14'-18' raised landscape	14' flush	N/A
- Border Area Width	Varies	10-16'	N/A
- Outside Shoulder Slope	Max 6%	2%	N/A
- Inside Shoulder Width	N/A	N/A	N/A
- Sidewalks	5'	5'	N/A
- Auxiliary Lanes	None		N/A
- Bike Accommodations	N/A	10-14' SUP	N/A
Posted Speed	30 MPH		N/A
Design Speed	30 MPH	35-40 MPH	N/A
Minimum Horizontal Curve Radius	N/A	380'	N/A
Maximum Superelevation Rate	N/A	N/A	N/A
Maximum Grade	Varies	=roadway grade	N/A
Access Control	N/A	Bollards	N/A
Design Vehicle	N/A		N/A
Check Vehicle	N/A		N/A
Pavement Type	None		N/A

According to current GDOT Design Policy Manual and AASHTO Guide for the Design of Bicycle Facilities if applicable.

Is the project located on a NHS roadway? No Yes

Design Exceptions/Design Variances to GDOT and/or FHWA Controlling Criteria anticipated:

AASHTO Guide for the Development of Bicycle Facilities- 5.2.2 Shared Use Paths Adjacent to Roadway (Sidepaths): Guidelines recommend a barrier or railing needed where the distance between the path and roadway curb is less than 5'. Design exceptions anticipated for safety rail requirements, minimum horizontal turning radius, and maximum grade for ADA accessibility along shared use paths.

Design Variances to GDOT Standard Criteria anticipated:

Design Variances may be needed for ADA requirements in PROWAG and Lateral Offset to Obstruction for light poles and safety railing in some areas. Lateral offset of 1'-6" from face of curb to fixed objects should be the absolute min. for urban roadways based on AASHTO Green Book. A lateral offset of 3' should be provided at intersections.

Lighting required: No Yes

Note: Final location of lighting will be determined during preliminary design. Confirmation of a lighting agreement will take place during preliminary design phase.

Off-site Detours Anticipated: No Undetermined Yes

If yes: Roadway type to be closed: Local Road State Route

Detour Route selected: Local Road State Route

District Concurrence w/Detour Route: No/Pending Received

Transportation Management Plan [TMP] Required: No Yes
If Yes: Project classified as: Non-Significant
TMP Components Anticipated: TTC

INTERCHANGES AND INTERSECTIONS

Interchanges/Major Intersections:

- Engineering Drive and Spalding Drive
- Peachtree Corners Circle and West Jones Bridge Road
- Peachtree Corners Circle and Peachtree Parkway
- Peachtree Corners Circle and Jay Bird Alley
- Spalding Drive and Technology Parkway
- Spalding Drive and Triangle Parkway
- Technology Parkway and Scientific Drive
- Jay Bird Alley and Parkway Lane
- Jay Bird Alley and Peachtree Parkway
- Crooked Creek Road and Holcomb Bridge Road
- Crooked Creek Road and Jay Bird Alley

Intersection Control Evaluation (ICE) Required: No Yes

The proposed work involved does not include any changes to existing intersection design and are considered to be minor with no change to intersection geometry or control, routine traffic signaling timing, and equipment maintenance.

Roundabout Peer Review Required: No Yes Completed – Date:

UTILITY AND PROPERTY

Railroad Involvement: N/A

Utility Involvements:

- ATLANTA GAS LIGHT
- AT&T
- COMCAST
- COLONIAL PIPELINE GAS
- DEKALB COUNTY TRAFFIC AND SAFETY
- DEKALB COUNTY WATER AND SEWER
- TIME WARNER CABLE
- FIBERLIGHT LLC
- FULTON COUNTY WATER AND SEWER
- GOOGLE FIBER, INC.
- GEORGIA POWER
- GWINNETT COUNTY PUBLIC UTILITIES WATER AND SEWER
- GWINNETT COUNTY PUBLIC UTILITIES TELECOMMUNICATIONS
- JACKSON EMC
- LEVEL 3 COMMUNICATIONS
- VERIZON BUSINESS (MCI FACILITIES)
- NORCROSS MOBILE HOME VILLAGE FOR GAS, WATER, TELECOM
- CITY OF NORCROSS ELECTRIC
- CENTURYLINK TELECOM
- SAWNEE EMC
- TOWER CLOUD dba UNITI FIBER TELECOM

- MAGELLAN TERMINALS HOLDING LP GAS
- XO COMMUNICATIONS
- ZAYO FIBER SOLUTIONS

SUE Required: No Yes

Public Interest Determination Policy and Procedure recommended? No Yes

Right-of-Way: Existing width: 70-154 ft. Proposed width: 70-154 ft.
Required Right-of-Way anticipated: None Yes Undetermined
Easements anticipated: None Temporary Permanent Utility Other

Anticipated total number of impacted parcels: 49
Displacements anticipated: Businesses: 0
Residences: 0
Other: 0
Total Displacements: 0

Note: Most of the segments will be located within the existing ROW and any ROW acquisition through private parcels will not be greater than the existing ROW width range (70-154'). These segments located in wooded areas are anticipated to have a 50' easement for construction and maintenance.

Impacts to USACE property anticipated? No Yes Undetermined

CONTEXT SENSITIVE SOLUTIONS

Issues of Concern: Floodplain areas

Context Sensitive Solutions Proposed: Boardwalk in floodplain areas

ENVIRONMENTAL AND PERMITS

Anticipated Environmental Document:

NEPA: PCE CE EA-FONSI
GEPA: Type A Type B None

Level of Environmental Analysis:

- The environmental considerations noted below are based on preliminary desktop or screening level environmental analysis and are subject to revision after the completion of resource identification, delineation, and agency concurrence.
- The environmental considerations noted below are based on the completion of resource identification, delineation, and agency concurrence.

Water Quality Requirements:

MS4 Compliance – Is the project located in an MS4 area? No Yes

Project Level Exclusion applies to the project:

1. Roadways that are not owned or operated (maintained) by GDOT may not require post-construction BMP's. Coordinate with the appropriate local government or entity to determine stormwater management requirements.
2. Road projects that disturb less than 1 acre.
A timeline for construction has not been determined. This may involve multiple phases affecting the MS4 calculations and summaries.

Segment Name	Project Level Exclusion
A1	1,2
B	1, 2
C	1
D	1,2
E2	1, 2
E2 Option	1,2
F1	1,2
F2	1
F2 Option	1,2
F3	1,2

Is Non-MS4 water quality mitigation anticipated? No Yes

Environmental Permits, Variances, Commitments, and Coordination anticipated:

Preparation of the NEPA document has not started. It is anticipated that the project would require use of a categorical exclusion (CE). Other coordination and commitments that may be included, but is not anticipated at this time:

1. Buffer Variance -GA EPD
2. Section 404 Permit -USACE
3. Water Quality
4. 100-year floodplain impact
5. Federal threatened and endangered species review

Ecology: The project study area contains several jurisdictional waters and streams, including Crooked Creek and its associated floodplain. A preliminary review of USGS and USFWS data resulted in the identification of ten (10) NHD streams, nine (9) NHD waterbodies, and eight (8) NWI resources. A field screening was performed on October 16, 2017 to confirm the presence of the above resources. All areas were assessed from public ROW. During this screening, all NHD and NWI resources which crossed public ROW were confirmed. Various storm water basins were noted. Trail segments C, D, F2, and F3 have potential to impact the 100-year floodplain. A Section 404 wetlands permit could be required consistent with the requirements of the Clean Water Act. This project will most likely meet the conditions of the 2017 Nationwide Permit Program. Should impacts to state mandated stream buffers be impacted, a buffer variance from the GA EPD may be required.

A review of IPac resulted in identification of two (2) federally protected species known to occur in Gwinnett County. These species are little amphianthus (*amphianthus pusillus*) and black spored quillwort (*isoetes melanospora*). Both species are considered unlikely to occur within the project area since no conditions of their habitat were observed during desktop screening.

Cultural Resources:

During the desktop screening, two previously recorded archeological sites and twenty previously recorded historic resources were found within the project's 0.25 mile area of potential effect. However, none of these features occur within the 200 foot buffer along the project corridor.

Air Quality:

Is the project located in an Ozone Non-attainment area? No Yes
 Carbon Monoxide hotspot analysis required? No Yes

Ozone: The proposed project concept will determine the need for ozone evaluation.

CO: Depending on the proposed concept, construction may require a carbon monoxide (CO) hot-spot analysis.

PM2.5: The State of Georgia has recently come into conformance with PM2.5 standards and projects no longer require PM2.5 analysis.

MSAT: It is anticipated that any proposed project along this corridor would be classified as a project with No Potential MSAT Effects.

Noise Effects: It is anticipated that any proposed project along this corridor will meet the definition of a Type III project and would not require a noise study or abatement of highway noise impacts.

NEPA/GEPA Comments & Information: N/A

COORDINATION, ACTIVITIES, RESPONSIBILITIES, AND COSTS

Is Federal Aviation Administration (FAA) coordination anticipated? No Yes

Project Meetings:

Project Activity	Party Responsible for Performing Task(s)
Concept Development	Pond & Company
Design	Consulting Firm
Right-of-Way Acquisition	City of Peachtree Corners
Utility Coordination (Preconstruction)	City of Peachtree Corners
Utility Relocation (Construction)	Utility Owner
Letting to Contract	Consulting Firm, City of Peachtree Corners
Construction Supervision	Consulting Firm
Providing Material Pits	Contractor
Providing Detours	Contractor
Environmental Studies, Documents, & Permits	Consulting Firm
Environmental Mitigation	Contractor
Construction Inspection & Materials Testing	Contractor/Consulting Firm

Note: Some parties in the table have not been specifically identified because the project is programmed through the scoping phase only.

Other coordination to date: GDOT Coordination Meeting (07/20/17), Public Open House (08/04/17), City Council Workshop (08/07/17), GDOT Coordination Meeting (09/20/17), Concept Team Meeting (05/04/18), Follow-up GDOT Coordination Meeting (05/15/18)

Project Cost Estimate and Funding Responsibilities:

	PE Activities		ROW	Reimbursable Utilities	CST*	Total Cost
	PE Funding	Section 404 Mitigation				
Funded By	TBD	N/A	TBD	Peachtree Corners	TBD	
\$ Amount	\$1,111,425 ^{\$150,000*}	N/A	\$8,035,000	\$458,000	\$15,393,235 ^{\$16,504,660}	\$24,997,660 ^{\$25,147,660}
Date of Estimate	11/01/18	N/A	10/31/18	11/01/18	11/01/18	

*CST Cost includes: Construction, Engineering and Inspection, Contingencies and Liquid AC Cost Adjustment.

** - SCOPING PHASE FUNDING (EXP)*

NOTE:

1. The responsible parties for ROW and CST are listed as TBD due to the project programmed through the scoping phase only.
2. City of Peachtree Corners would like to keep cost estimates regarding optional routes F2 and E2 associated with Segment F2 and E2 within the appendix, but not reflected in total cost above.

ALTERNATIVES DISCUSSION

Preferred Alternative: All segments of trails built, excluding optional trails if not selected.			
Estimated Property Impacts:	49 Parcels	Estimated Total Cost:	\$24,997,660 ^{\$25,147,660}
Estimated ROW Cost:	\$8,035,000	Estimated CST Time:	18-24 MO.
Rationale: This is the preferred alternative because it would provide the most connectivity throughout the city in accordance with previous studies.			

No-Build Alternative: None of the segments will be built. Leave sites as is.			
Estimated Property Impacts:	0	Estimated Total Cost:	0
Estimated ROW Cost:	0	Estimated CST Time:	0
Rationale: Does not provide shared use path network alternative for connecting neighborhoods, businesses, and major destinations within Peachtree Corners.			

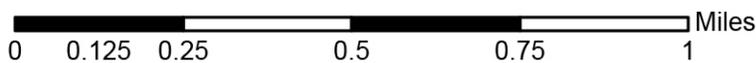
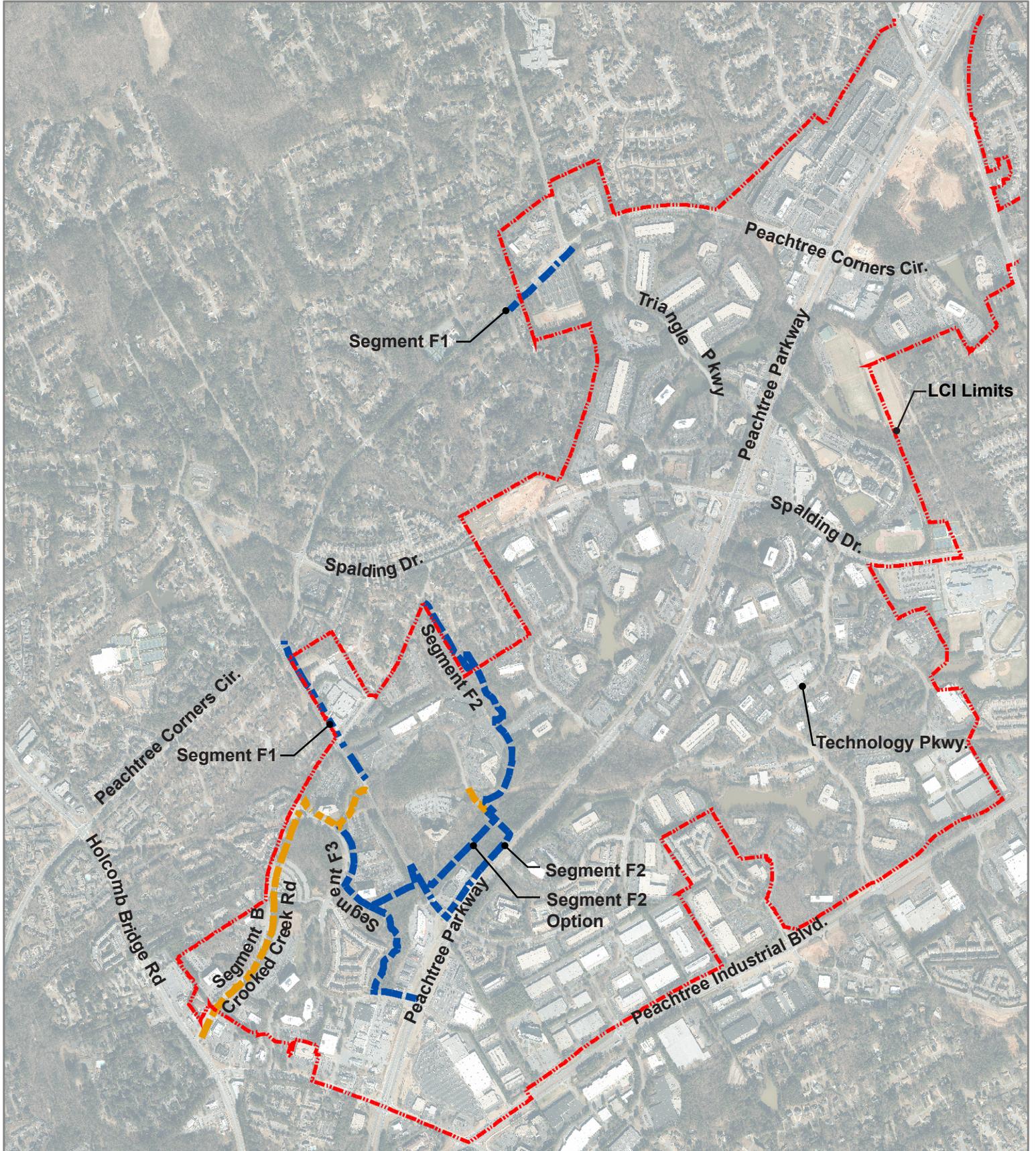
Additional Comments/ Information:

Options F2 and E2 are not overall alternatives to the proposed trail routes but additional segments for supplemental consideration. This is a large project consisting of many trail segments and we are providing secondary routes to be considered in this study in addition to the primary segments.

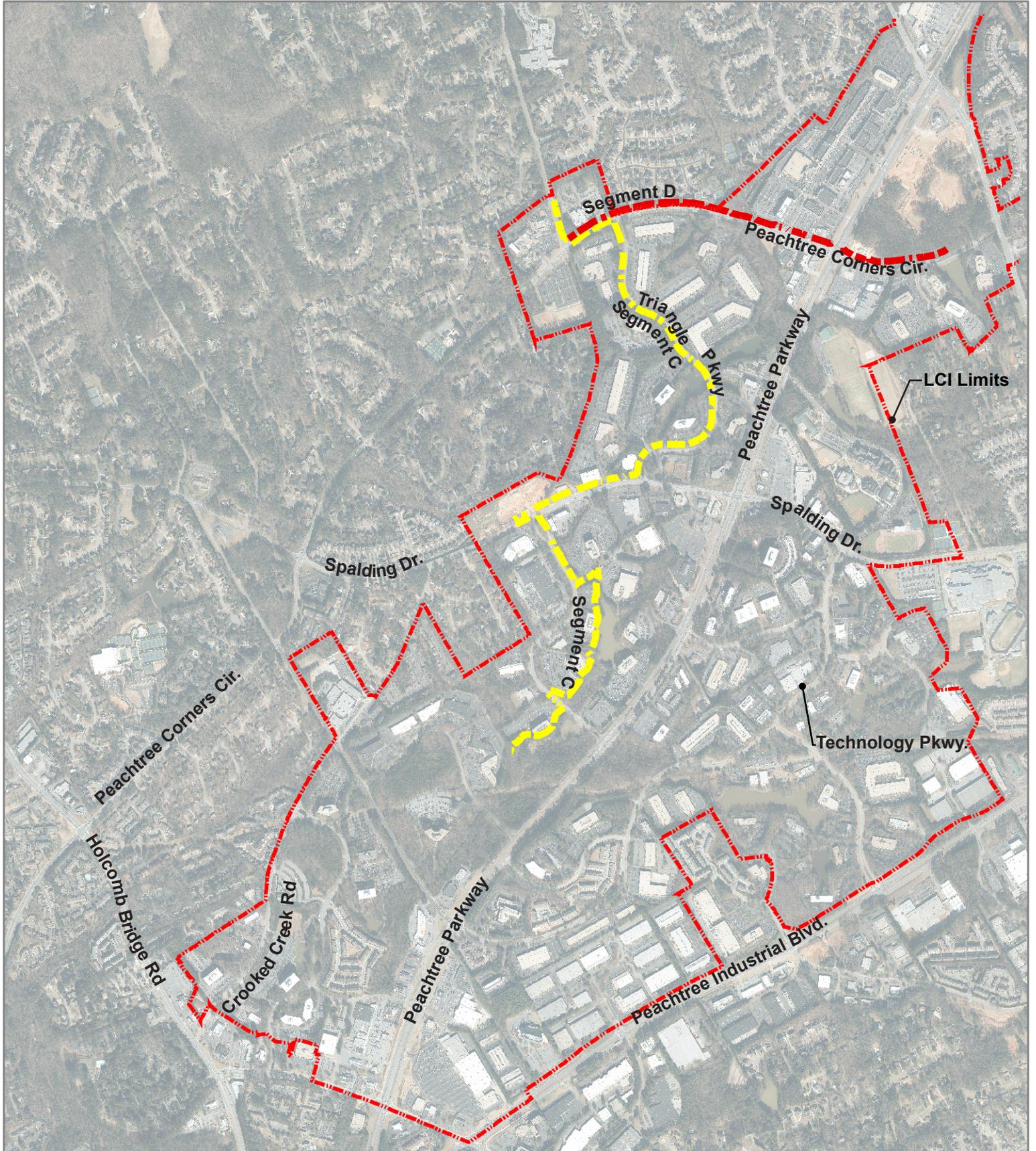
LIST OF ATTACHMENTS/SUPPORTING DATA

1. Concept Layout Project Map 1A, Map 1B, Map 1C, and Project Map 2
2. Project Map: Utility Conflict Areas
3. Typical Sections
4. Cost Estimates
 - a. PTC-SegmentConst.Estimates_POND
 - b. ROW Preliminary Cost Estimate A1-F3-PTC
 - c. ROW Preliminary Cost Estimate E2-F2-PTC
 - d. Magnitude of Cost For Utilities_PTC
 - e. Preliminary Utilities Cost Estimate
 - f. GDOT Programmed Costs
5. Meeting Minutes
 - a. Approved Work Session: 2017-08-07
 - b. Conference Call Minutes: 2017-07-20
 - c. Concept Team Meeting & Sign-In Sheet: 2018-05-04
 - d. GDOT Follow-up Meeting & Sign-In Sheet: 2018-05-15
6. Environmental Screening Report
7. Signed Agreements *NOT INCLUDED AT THIS TIME*

Project Map 1A: Paths within LCI included in study

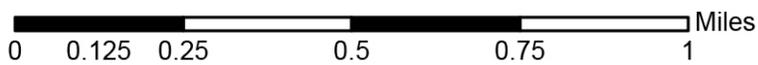
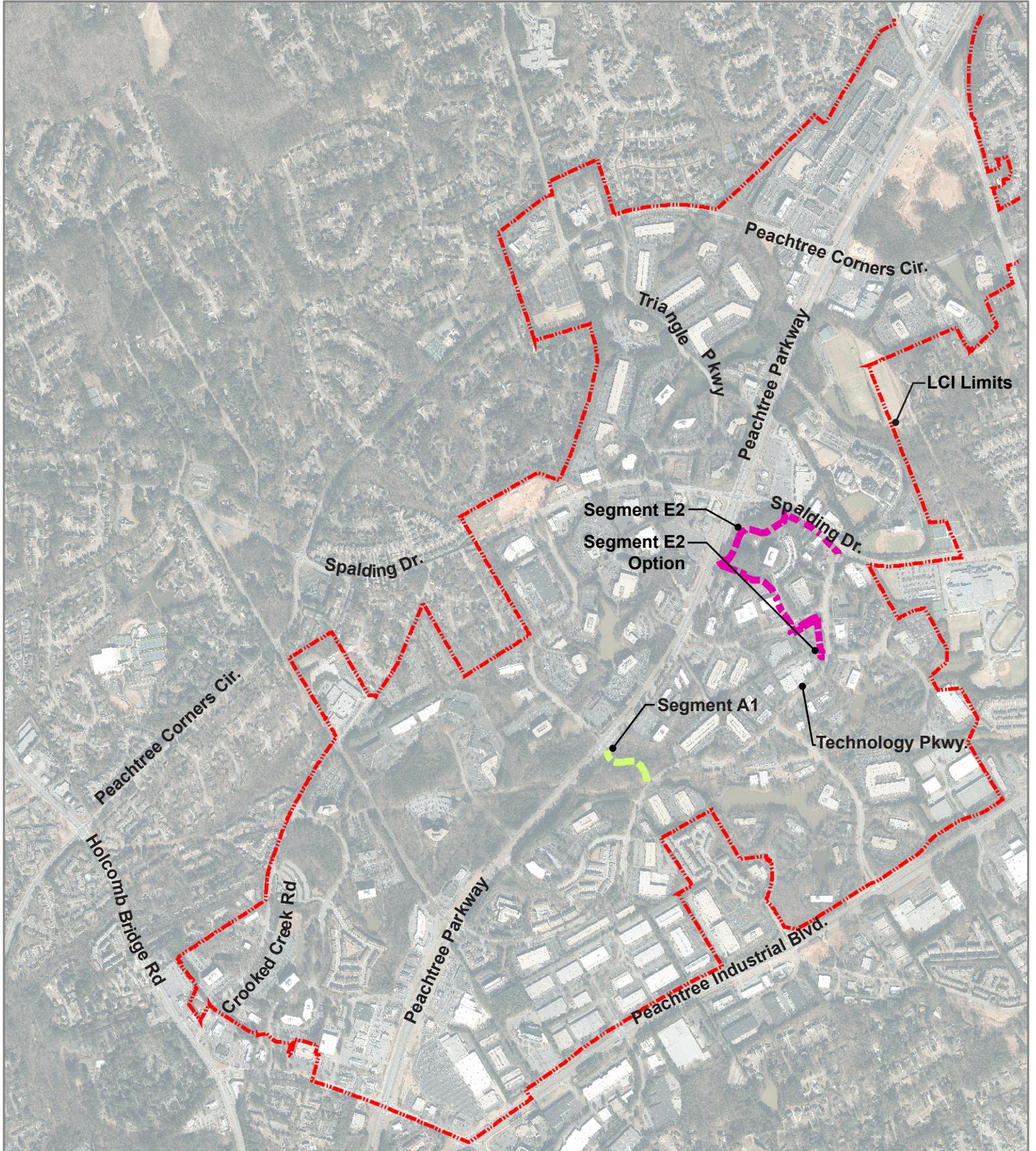


Project Map 1B: Paths within LCI included in study



0 0.125 0.25 0.5 0.75 1 Miles

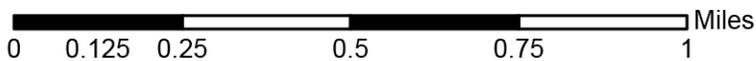
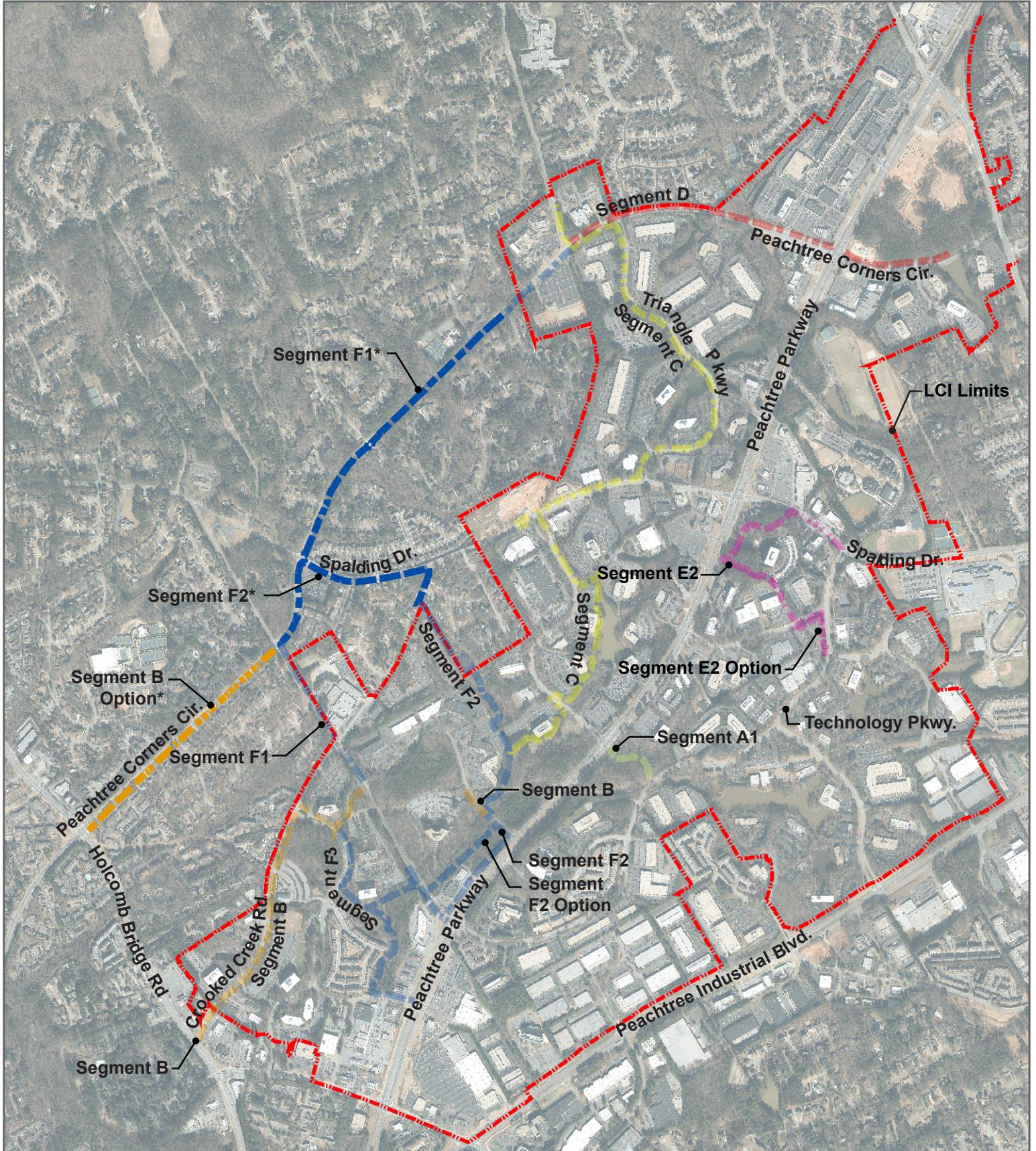
Project Map 1C: Paths within LCI included in study



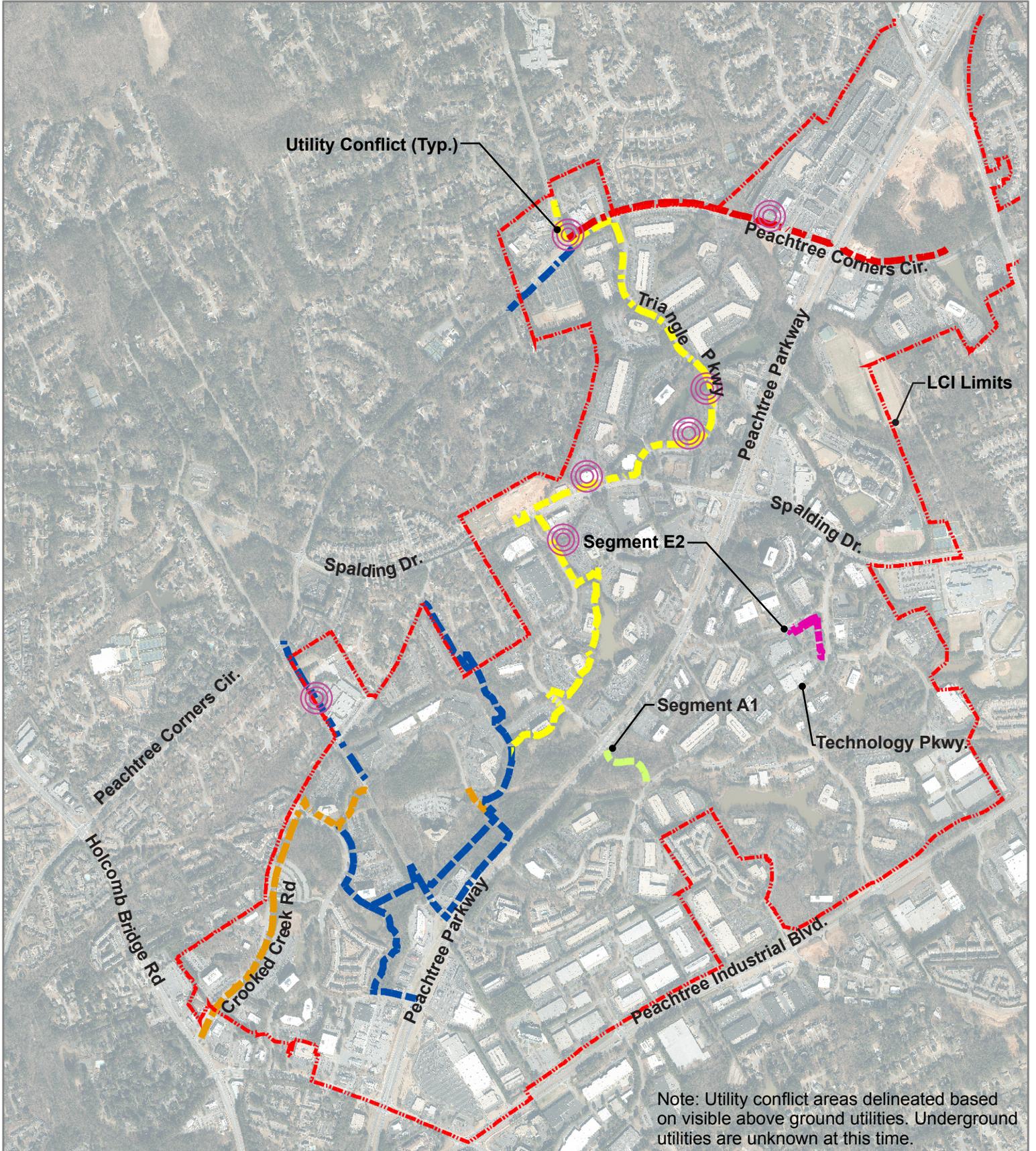
Project Map 2: Segments Outside Study Area

Segments included in study see Map 1A-C. Segments within study area shown faded.

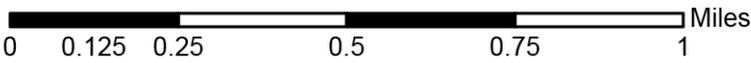
*Designates paths not included in study.



Project Map: Utility Conflict Areas



Note: Utility conflict areas delineated based on visible above ground utilities. Underground utilities are unknown at this time.

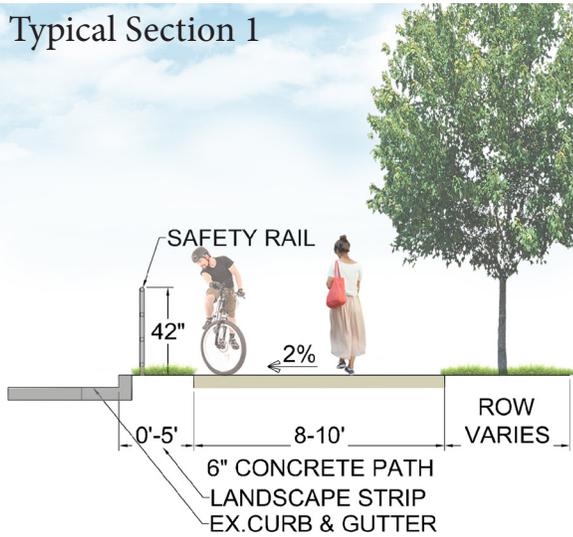


Typical Sections Charts

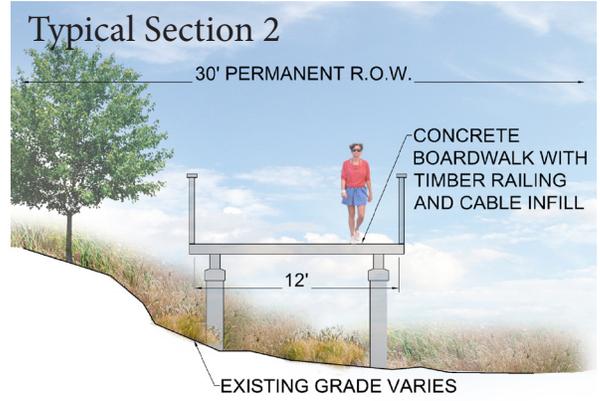
Segment	Typical Sections									
	1	2	3	4	5	6	7	8	9	10
A1						•		•		
B	•			•						
C	•	•	•		•		•	•		
D	•			•					•	
E2	•					•				•
E2-Option				•			•			
F1	•			•						
F2	•	•		•	•		•	•	•	
F2-Option		•								
F3	•	•				•			•	

Segment	Typical Section Lengths (Mi.)										Total Seg. Lengths
	1	2	3	4	5	6	7	8	9	10	
A1						0.3		0.02			0.32
B	0.37			0.37							0.74
C	0.28	0.86	0.46		0.08		0.1	0.12			1.9
D	0.56			0.23					0.07		0.86
E2	0.354					0.21			0.03		0.59
E2-Option				0.028			0.13				0.16
F1	0.12			0.37							0.49
F2	0.07	0.09		0.13		0.53	0.07	0.005			0.90
F2-Option		0.2									0.2
F3	0.3	0.16				0.31			0.04		0.81

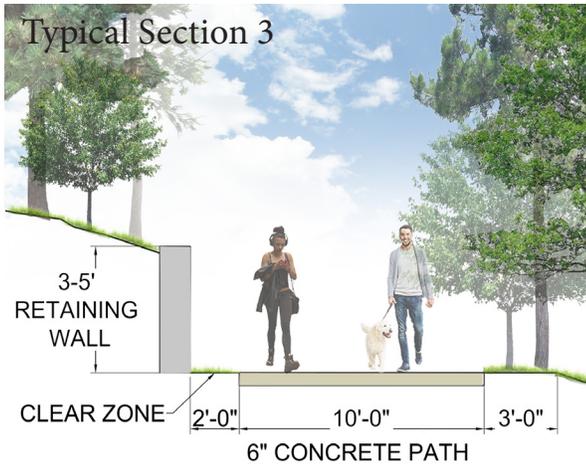
Typical Section 1



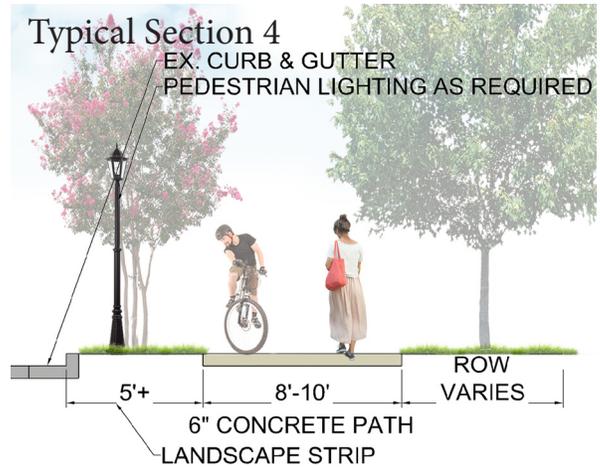
Typical Section 2



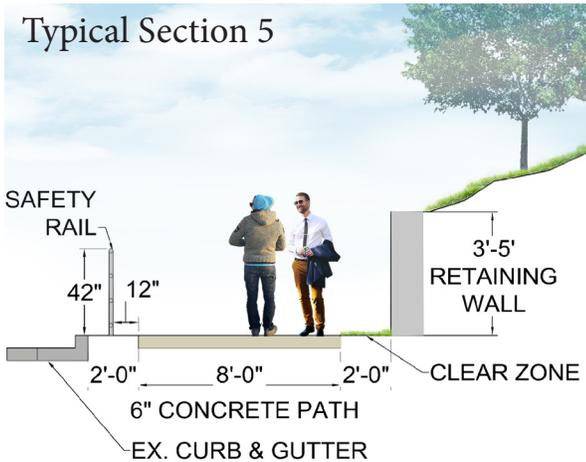
Typical Section 3



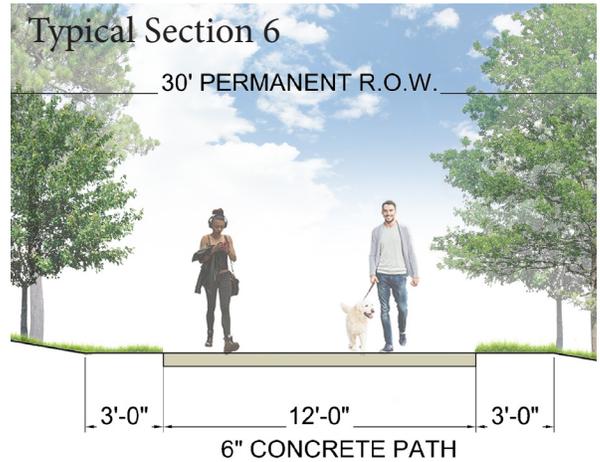
Typical Section 4



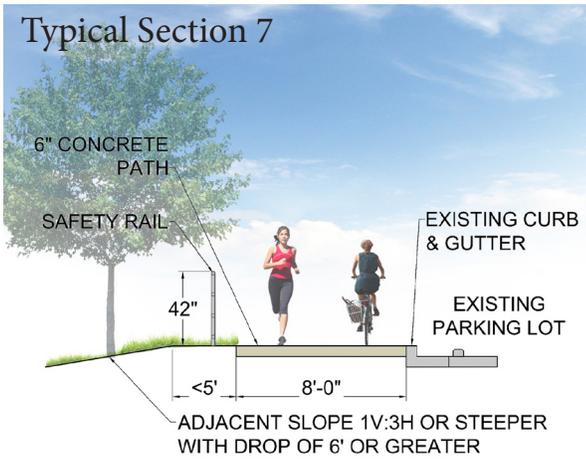
Typical Section 5



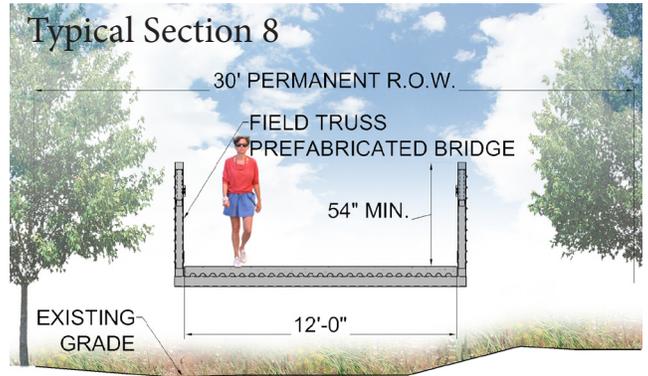
Typical Section 6



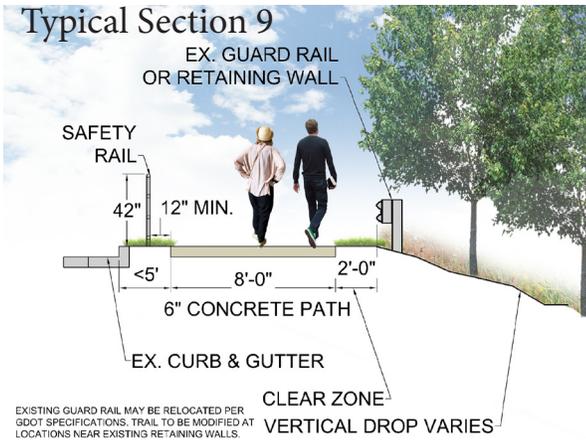
Typical Section 7



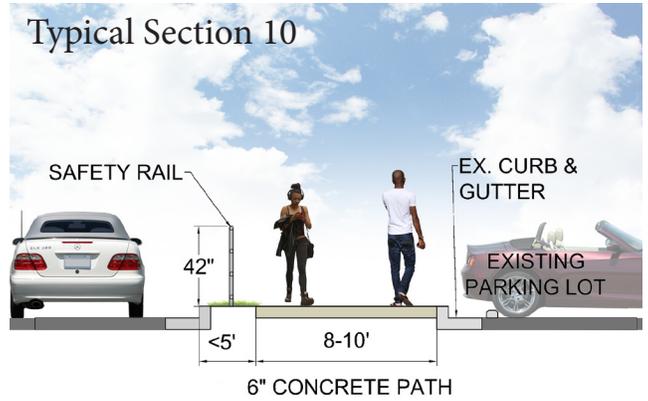
Typical Section 8



Typical Section 9



Typical Section 10



Summary of Costs

Construction Costs	
Segment Name	Cost
A1	\$642,828.00
B	\$1,197,628.00
C	\$5,559,968.00
D	\$2,032,670.00
E2	\$819,602.00
F1	\$954,678.00
F2	\$2,718,060.00
F3	\$2,579,220.00
Total Cost of Segment Construction	\$16,504,660.00
Right-Of-Way	
Right-of-Way Cost Without Optional Routes	\$8,035,000.00
Reimbursable Utility Costs:	
Refer to Magnitude of Cost for Utilities_PTC in appendix	
Utilities for Segments A1- F3 (without Options)	\$458,000.00
Totals: (Construction+ROW+Utility)	\$24,997,660.00

Costs Associated With Optional Routes:	
Segment Options Construction Cost:	
E2 Option	\$257,160.00
F2 Option	\$1,868,520.00
Subtotal	\$2,125,680.00
Right-of-Way Cost of Optional Routes	\$682,000.00
Reimbursable Utility Costs:	\$39,950.00
Totals (Construction+ROW+Utility)	\$2,847,630.00

Note: Non-reimbursable utilities are not a part of this estimate. The selection of optional routes may affect overall totals due to portions of segments no longer relevant in certain segments.

Peachtree Corners Trails Scoping Study					
Segment A1					
Traffic Control, Erosion Control, & Tree Protection					
ITEM		QTY	UNIT	UNIT PRICE	COST
150-1000	Traffic Control	1	LS	\$57,000.00	\$57,000.00
163-0240	Mulch	10	TN	\$400.00	\$4,000.00
163-0300	Construction Exit	1	EA	\$1,787.00	\$1,787.00
165-0101	Maintenance of Constuction Exit	1	EA	\$660.00	\$660.00
171-0010	Temporary Silt Fence, Type A	3000	LF	\$2.65	\$7,950.00
165-0010	Maintenance of Temporary Silt Fence, TP A	1500	LF	\$1.41	\$2,115.00
643-8200	Barrier Fence (Orange), 4ft	2000	LF	\$2.67	\$5,340.00
700-6910	Permanent Grassing	1	AC	\$1,417.00	\$1,417.00
700-7000	Agricultural Lime	3	TN	\$151.00	\$453.00
700-8100	Fertilizer Nitrogen Content	50	LB	\$5.02	\$251.00
700-8000	Fertilizer Mixed Grade	0.5	TN	\$845.00	\$380.25
163-0232	Temporary Grassing	0.5	AC	\$854.00	\$427.00
Subtotal					\$81,780.25
Earthwork					
ITEM		QTY	UNIT	UNIT PRICE	COST
210-1500	Grading Complete	1	LS	\$35,000.00	\$35,000.00
Subtotal					\$35,000.00
Hardscape & Walls					
ITEM		QTY	UNIT	UNIT PRICE	COST
653-1704	Thermoplastic Solid Traf Stripe, 24 In, White	140	LF	\$8.20	\$1,148.00
441-9500	Concrete Trail Paving, STN FIN, 6 IN	2086	SY	\$42.00	\$87,612.00
636-2070	Galv. Steel Posts, Type 7	26	LF	\$8.17	\$212.42
636-1033	Highway Signs, TP 1 MATL, Refl Sheeting, TP 9	9	SF	\$20.17	\$181.53
Subtotal					\$89,153.95
Landscape & lighting					
ITEM		QTY	UNIT	UNIT PRICE	COST
702-9025	Landscape Mulch	180	SY	\$13.60	\$2,448.00
702-0030	Acer Rubrum	20	EA	\$330.00	\$6,600.00
702-0140	Cercis Canadensis	10	EA	\$400.00	\$4,000.00
702-0006	Abelia Grandiflora	50	EA	\$35.00	\$1,750.00
702-0507	Juniperus horizontalis	150	EA	\$25.00	\$3,750.00
708-1000	Plant Topsoil	16	CY	\$46.22	\$739.52
Subtotal					\$19,287.52
Bridges & Boardwalk					
ITEM		QTY	UNIT	UNIT PRICE	COST
603-2048	STN Dumped Rip Rap, TP1, 12	100	SY	\$61.00	\$6,100.00
603-7000	Plastic Filter Fabric	100	SY	\$5.00	\$500.00
211-0200	Bridge Excavation, Grade Separation	30	CY	\$53.00	\$1,590.00
534-1000	Pedestrian Bridge, 110' Length, 12' wide, W/ abutments	1	LS	\$294,004.00	\$294,004.00
Subtotal					\$302,194.00
Site Furnishings					
ITEM		QTY	UNIT	UNIT PRICE	COST
900-0527	Removable Bollard	2	EA	\$1,920.00	\$3,840.00
636-6025	Path Trail Sign Structure	1	EA	\$3,000.00	\$3,000.00
754-5000	Bench	2	EA	\$2,030.00	\$4,060.00
754-4000	Waste Receptacle	2	EA	\$1,375.00	\$2,750.00
Subtotal					\$13,650.00
Rounded Subtotal					\$541,100.00
Engineering and Inspection					\$43,288.00
10% Contingency					\$58,440.00
Total					\$642,828.00

Note: Items such as benches may be proprietary to City standards.

Peachtree Corners Trails Scoping Study					
Segment B					
Demolition					
ITEM		QTY	UNIT	UNIT PRICE	COST
009-3000	REM Lighting Standard	1	EA	\$1,278.00	\$1,278.00
611-5480	Reset Lighting Standard	1	EA	\$5,886.00	\$5,886.00
Subtotal					\$7,164.00
Traffic Control, Erosion Control, & Tree Protection					
ITEM		QTY	UNIT	UNIT PRICE	COST
150-1000	Traffic Control	1	LS	\$95,000.00	\$95,000.00
163-0240	Mulch	20	TN	\$400.00	\$8,000.00
163-0300	Constuction Exit	1	EA	\$1,787.00	\$1,787.00
165-0101	Maintenance of Constuction Exit	1	EA	\$660.00	\$660.00
171-0010	Temporary Silt Fence, Type A	4901	LF	\$2.65	\$12,987.65
165-0010	Maintenance of Temporary Silt Fence, TP A	2451	LF	\$1.41	\$3,455.21
700-6910	Permanent Grassing	2	AC	\$1,417.00	\$2,834.00
700-7000	Agricultural Lime	6	TN	\$151.00	\$906.00
700-8100	Fertilizer Nitrogen Content	100	LB	\$5.02	\$502.00
700-8000	Fertilizer Mixed Grade	2	TN	\$845.00	\$1,690.00
163-0232	Temporary Grassing	1	AC	\$854.00	\$854.00
700-9300	Sod	1090	SY	\$7.50	\$8,175.00
Subtotal					\$136,850.86
Earthwork					
ITEM		QTY	UNIT	UNIT PRICE	COST
210-0100	Grading Complete	1	LS	\$61,344.00	\$61,344.00
Subtotal					\$61,344.00
Hardscape / Walls					
ITEM		QTY	UNIT	UNIT PRICE	COST
653-1704	Thermoplastic Solid Traf Stripe, 24 In, White	390	LF	\$8.20	\$3,198.00
653-1804	Thermoplastic Solid Traf Stripe, 8 In, White	1282	LF	\$2.50	\$3,205.00
441-9500	Concrete Trail Paving, STN FIN, 6 IN	3288	SY	\$42.00	\$138,096.00
636-2070	Galv. Steel Posts, Type 7	165	LF	\$8.17	\$1,348.05
636-1033	Highway Signs, TP 1 MATL, Refl Sheeting, TP 9	98	SF	\$20.17	\$1,976.66
Subtotal					\$147,823.71
Landscape & Lighting					
ITEM		QTY	UNIT	UNIT PRICE	COST
500-3800	Class A Concrete, Incl Reinf Steel	130	CY	\$1,250.00	\$162,500.00
681-1120	Lighting Std, 12 ft MH, Post Top	65	EA	\$3,000.00	\$195,000.00
681-6320	Luminaire, TP 3, 150W, HP Sodium	65	EA	\$1,800.00	\$117,000.00
682-1505	Cable, TP RHH/RHW, AWG NO 8	3885	LF	\$1.25	\$4,856.25
682-1505	Conduit, Nonmental, TP2, 1 1/4 IN	5439	LF	\$4.00	\$21,756.00
682-8525	Electrical Power Service Assembly (Underground Service Point)	3	EA	\$5,820.00	\$17,460.00
682-9020	Electrical Junction Box, Conc Ground Mounted	2	EA	\$2,350.00	\$4,700.00
702-9025	Landscape Mulch	500	SY	\$13.60	\$6,800.00
702-0030	Acer Rubrum	20	EA	\$330.00	\$6,600.00
702-0140	Cercis Canadensis	25	EA	\$400.00	\$10,000.00
702-0006	Abelia Grandiflora	100	EA	\$35.00	\$3,500.00
702-0507	Juniperus horizontalis	250	EA	\$25.00	\$6,250.00
708-1000	Plant Topsoil	60	CY	\$46.22	\$2,773.20
Subtotal					\$559,195.45

ITEM		QTY	UNIT	UNIT PRICE	COST
Site Furnishings					
ITEM		QTY	UNIT	UNIT PRICE	COST
900-0527	Removable Bollard	0	EA	\$1,920.00	\$0.00
754-5000	Bench	8	EA	\$2,030.00	\$16,240.00
754-6000	Bike Rack	4	EA	\$890.00	\$3,560.00
754-4000	Waste Receptacle	5	EA	\$1,375.00	\$6,875.00
515-2020	Galv Steel Pipe Handrail, 2 IN, Round	1731	LF	\$36.93	\$63,925.83
515-2051	Stainless Steel Handrail, 1.5IN, Round, #4 Finish	42	LF	\$120.00	\$5,040.00
Subtotal					\$95,640.83
Rounded Subtotal					\$1,008,100.00
Engineering and Inspection					\$80,648.00
10% Contingency					\$108,880.00
Total					\$1,197,628.00
Note: Items such as benches may be proprietary to City standards.					

Peachtree Corners Trails Scoping Study					
Segment C					
Demolition					
ITEM		QTY	UNIT	UNIT PRICE	COST
610-6605	REM Lighting Standard	1	EA	\$1,200.00	\$1,200.00
610-6520	Remove Highway Sign	15	EA	\$210.00	\$3,150.00
611-5360	Reset Highway Sign	15	EA	\$88.25	\$1,323.75
611-5480	Reset Lighting Standard	1	EA	\$5,886.00	\$5,886.00
Subtotal					\$11,559.75
Traffic Control, Erosion Control, & Tree Protection					
ITEM		QTY	UNIT	UNIT PRICE	COST
150-1000	Traffic Control	1	LS	\$430,000.00	\$430,000.00
163-0240	Mulch	50	TN	\$400.00	\$20,000.00
163-0300	Constuction Exit	2	EA	\$1,787.00	\$3,574.00
165-0101	Maintenance of Constuction Exit	2	EA	\$660.00	\$1,320.00
171-0010	Temporary Silt Fence, Type A	14034	LF	\$2.65	\$37,190.10
165-0010	Maintenance of Temporary Silt Fence, TP A	7017	LF	\$1.41	\$9,893.97
167-1000	Water Quality Monitoring and Sampling	1	EA	\$284.05	\$284.05
167-1500	Water Quality Inspections	18	MO	\$562.59	\$10,126.62
643-8200	Barrier Fence (Orange), 4ft	1000	LF	\$2.67	\$2,670.00
700-6910	Permanent Grassing	5	AC	\$1,417.00	\$7,085.00
700-7000	Agricultural Lime	15	TN	\$151.00	\$2,265.00
700-8100	Fertilizer Nitrogen Content	250	LB	\$5.02	\$1,255.00
700-8000	Fertilizer Mixed Grade	3	TN	\$845.00	\$2,535.00
163-0232	Temporary Grassing	2.5	AC	\$854.00	\$2,135.00
700-9300	Sod	452	SY	\$10.87	\$4,913.24
Subtotal					\$535,246.98
Earthwork					
ITEM		QTY	UNIT	UNIT PRICE	COST
210-0100	Grading Complete	1	LS	\$298,620.00	\$298,620.00
Subtotal					\$298,620.00
Hardscape / Walls					
ITEM		QTY	UNIT	UNIT PRICE	COST
550-1240	Storm Drain Pipe, 24 IN, H 1-10	15	LF	\$54.00	\$810.00
653-1704	Thermoplastic Solid Traf Stripe, 24 IN, White	748	LF	\$8.20	\$6,133.60
653-1804	Thermoplastic Solid Traf Stripe, 8 IN, White	6130	LF	\$2.50	\$15,325.00
500-3107	Class A Concrete, Retaining Wall	522	CY	\$795.00	\$414,990.00
441-9500	Concrete Trail Paving, STN FIN, 6 IN	9548	SY	\$42.00	\$401,016.00
636-1033	Highway Signs, TP 1 MATL, Refl Sheeting, TP 9	65	SF	\$20.17	\$1,311.05
636-2070	Galv. Steel Posts, Type 7	110	LF	\$8.17	\$898.70
Subtotal					\$840,484.35
Landscape & Lighting					
ITEM		QTY	UNIT	UNIT PRICE	COST
500-3800	Class A Concrete, Incl Reinf Steel	334	CY	\$1,250.00	\$417,500.00
681-1120	Lighting Std, 12 ft MH, Post Top	167	EA	\$3,000.00	\$501,000.00
681-6320	Luminaire, TP 3, 150W, HP Sodium	167	EA	\$1,800.00	\$300,600.00
682-1505	Cable, TP RHH/RHW, AWG NO 8	10045	LF	\$1.25	\$12,556.25
682-1505	Conduit, Nonmental, TP2, 1 1/4 IN	14063	LF	\$4.00	\$56,252.00
682-8525	Electrical Power Service Assembly (Underground Service Point)	10	EA	\$5,820.00	\$58,200.00
682-9020	Electrical Junction Box, Conc Ground Mounted	5	EA	\$2,350.00	\$11,750.00
702-9025	Landscape Mulch	1000	SY	\$13.60	\$13,600.00
702-0030	Acer Rubrum	50	EA	\$330.00	\$16,500.00
702-0140	Cercis Canadensis	75	EA	\$400.00	\$30,000.00
702-0006	Abelia Grandiflora	300	EA	\$35.00	\$10,500.00
702-0507	Juniperus horizontalis	500	EA	\$25.00	\$12,500.00
708-1000	Plant Topsoil	100	CY	\$46.22	\$4,622.00
Subtotal					\$1,445,580.25

ITEM		QTY	UNIT	UNIT PRICE	COST
Bridges and Boardwalk					
ITEM		QTY	UNIT	UNIT PRICE	COST
603-2048	STN Dumped Rip Rap, TP1, 12	1140	SY	\$61.00	\$69,540.00
603-7000	Plastic Filter Fabric	1140	SY	\$5.00	\$5,700.00
211-0300	Bridge Excavation, Stream Crossing	50	CY	\$53.00	\$2,650.00
515-2052	Timber Safety Rail with Cable Railing	1450	LF	\$145.00	\$210,250.00
999-0151	Concrete Boardwalk	725	LF	\$975.00	\$706,875.00
534-1000	Pedestrian Bridge, 12' wide, 65' length	1	EA	\$146,174.50	\$146,174.50
Subtotal					\$1,141,189.50
Site Furnishings					
ITEM		QTY	UNIT	UNIT PRICE	COST
900-0527	Removable Bollard	2	EA	\$1,920.00	\$3,840.00
999-5100	Solar Powered Flashing Assembly	2	EA	\$7,800.00	\$15,600.00
636-6025	Path Trail Sign Structure	2	EA	\$3,000.00	\$6,000.00
999-8019	Pavilion	1	EA	\$100,000.00	\$100,000.00
754-5000	Bench	10	EA	\$2,030.00	\$20,300.00
754-6000	Bike Rack	8	EA	\$890.00	\$7,120.00
754-4000	Waste Receptacle	5	EA	\$1,375.00	\$6,875.00
676-1000	Drinking Fountain	2	EA	\$6,330.00	\$12,660.00
515-2020	Galv Steel Pipe Handrail, 2 IN, Round	6037	LF	\$36.93	\$222,946.41
515-2051	Stainless Steel Handrail, 1.5IN, Round, #4 Finish	100	LF	\$120.00	\$12,000.00
Subtotal					\$407,341.41
Rounded Subtotal					\$4,680,100.00
Engineering and Inspection					\$374,408.00
10% Contingency					\$505,460.00
Total					\$5,559,968.00
Note: Items such as benches may be proprietary to City standards.					

Peachtree Corners Trails Scoping Study					
Segment D					
Demolition					
ITEM		QTY	UNIT	UNIT PRICE	COST
610-6520	Remove Highway Sign	2	EA	\$210.00	\$420.00
611-5360	Reset Highway Sign	2	EA	\$88.25	\$176.50
Subtotal					\$596.50
Traffic Control, Erosion Control, & Tree Protection					
ITEM		QTY	UNIT	UNIT PRICE	COST
150-1000	Traffic Control	1	LS	\$360,000.00	\$360,000.00
163-0240	Mulch	20	TN	\$400.00	\$8,000.00
163-0300	Constuction Exit	1	EA	\$1,787.00	\$1,787.00
165-0101	Maintenance of Constuction Exit	1	EA	\$660.00	\$660.00
171-0010	Temporary Silt Fence, Type A	4915	LF	\$2.65	\$13,024.75
165-0010	Maintenance of Temporary Silt Fence, TP A	2458	LF	\$1.41	\$3,465.08
167-1000	Water Quality Monitoring and Sampling	1	EA	\$284.05	\$284.05
167-1500	Water Quality Inspections	18	MO	\$562.59	\$10,126.62
643-8200	Barrier Fence (Orange), 4ft	2500	LF	\$2.67	\$6,675.00
700-6910	Permanent Grassing	2	AC	\$1,417.00	\$2,834.00
700-7000	Agricultural Lime	6	TN	\$151.00	\$906.00
700-8100	Fertilizer Nitrogen Content	100	LB	\$5.02	\$502.00
700-8000	Fertilizer Mixed Grade	2	TN	\$845.00	\$1,690.00
163-0232	Temporary Grassing	1	AC	\$854.00	\$854.00
700-9300	Sod	555	SY	\$10.87	\$6,032.85
Subtotal					\$416,841.35
Earthwork					
ITEM		QTY	UNIT	UNIT PRICE	COST
210-0100	Grading Complete	1	LS	\$53,130.00	\$53,130.00
Subtotal					\$53,130.00
Hardscape / Walls					
ITEM		QTY	UNIT	UNIT PRICE	COST
653-1704	Thermoplastic Solid Traf Stripe, 24 In, White	64	LF	\$8.20	\$524.80
500-3107	Class A Concrete, Retaining Wall	150	CY	\$795.00	\$119,250.00
441-9500	Concrete Trail Paving, STN FIN, 6 IN	4412	SY	\$42.00	\$185,304.00
636-2070	Galv. Steel Posts, Type 7	26	LF	\$8.17	\$212.42
636-1033	Highway Signs, TP 1 MATL, Refl Sheeting, TP 9	8	SF	\$20.17	\$161.36
Subtotal					\$305,452.58
Landscape & Lighting					
ITEM		QTY	UNIT	UNIT PRICE	COST
500-3800	Class A Concrete, Incl Reinf Steel	150	CY	\$1,250.00	\$187,500.00
681-1120	Lighting Std, 12 ft MH, Post Top	75	EA	\$3,000.00	\$225,000.00
681-6320	Luminaire, TP 3, 150W, HP Sodium	75	EA	\$1,800.00	\$135,000.00
682-1505	Cable, TP RHH/RHW, AWG NO 8	4525	LF	\$1.25	\$5,656.25
682-1505	Conduit, Nonmental, TP2, 1 1/4 IN	6335	LF	\$4.00	\$25,340.00
682-8525	Electrical Power Service Assembly (Underground Service Point)	5	EA	\$5,820.00	\$29,100.00
682-9020	Electrical Junction Box, Conc Ground Mounted	2	EA	\$2,350.00	\$4,700.00
702-9025	Landscape Mulch	500	SY	\$13.60	\$6,800.00
702-0030	Acer Rubrum	25	EA	\$330.00	\$8,250.00
702-0140	Cercis Canadensis	30	EA	\$400.00	\$12,000.00
702-0006	Abelia Grandiflora	100	EA	\$35.00	\$3,500.00
702-0507	Juniperus horizontalis	250	EA	\$25.00	\$6,250.00
708-1000	Plant Topsoil	45	CY	\$46.22	\$2,079.90
Subtotal					\$651,176.15

Site Furnishings					
ITEM		QTY	UNIT	UNIT PRICE	COST
900-0527	Removable Bollard	2	EA	\$1,920.00	\$3,840.00
636-6025	Path Trail Sign Structure	1	EA	\$3,000.00	\$3,000.00
999-8019	Pavilion	1	EA	\$100,000.00	\$100,000.00
754-5000	Bench	10	EA	\$2,030.00	\$20,300.00
754-6000	Bike Rack	4	EA	\$890.00	\$3,560.00
754-4000	Waste Receptacle	2	EA	\$1,375.00	\$2,750.00
676-1000	Drinking Fountain	1	EA	\$6,330.00	\$6,330.00
515-2020	Galv Steel Pipe Handrail, 2 IN, Round	3736	LF	\$36.93	\$137,970.48
515-2051	Stainless Steel Handrail, 1.5IN, Round, #4 Finish	50	LF	\$120.00	\$6,000.00
Subtotal					\$283,750.48
Rounded Subtotal					\$1,711,000.00
Engineering and Inspection					\$136,880.00
10% Contingency					\$184,790.00
Total					\$2,032,670.00
Note: Items such as benches may be proprietary to City standards.					

Peachtree Corners Trails Scoping Study					
Segment E2					
Demolition					
ITEM		QTY	UNIT	UNIT PRICE	COST
610-6520	Remove Highway Signs	5	EA	\$210.00	\$1,050.00
611-5360	Reset Highway Sign	5	EA	\$88.25	\$441.25
Subtotal					\$1,491.25
Traffic Control, Erosion Control, & Tree Protection					
ITEM		QTY	UNIT	UNIT PRICE	COST
150-1000	Traffic Control	1	LS	\$66,000.00	\$66,000.00
163-0240	Mulch	15	TN	\$400.00	\$6,000.00
163-0300	Constuction Exit	1	EA	\$1,787.00	\$1,787.00
165-0101	Maintenance of Constuction Exit	1	EA	\$660.00	\$660.00
171-0010	Temporary Silt Fence, Type A	9320	LF	\$2.65	\$24,698.00
165-0010	Maintenance of Temporary Silt Fence, TP A	4660	LF	\$1.41	\$6,570.60
167-1000	Water Quality Monitoring and Sampling	1	EA	\$284.05	\$284.05
167-1500	Water Quality Inspections	18	MO	\$562.59	\$10,126.62
643-8200	Barrier Fence (Orange), 4ft	2800	LF	\$2.67	\$7,476.00
700-6910	Permanent Grassing	1	AC	\$1,417.00	\$1,417.00
700-7000	Agricultural Lime	6	TN	\$151.00	\$906.00
700-8100	Fertilizer Nitrogen Content	100	LB	\$5.02	\$502.00
700-8000	Fertilizer Mixed Grade	2.0	TN	\$845.00	\$1,690.00
163-0232	Temporary Grassing	0.5	AC	\$854.00	\$427.00
700-9300	Sod	400	SY	\$10.87	\$4,348.00
Subtotal					\$132,892.27
Earthwork					
ITEM		QTY	UNIT	UNIT PRICE	COST
210-0100	Grading Complete	1	LS	\$28,160.00	\$28,160.00
Subtotal					\$28,160.00
Hardscape / Walls					
ITEM		QTY	UNIT	UNIT PRICE	COST
653-1704	Thermoplastic Solid Traf Stripe, 24 In, White	280	LF	\$8.20	\$2,296.00
653-1804	Thermoplastic Solid Traf Stripe, 8 IN, White	2015	LF	\$2.50	\$5,037.50
500-3107	Class A Concrete, Retaining Wall	303	CY	\$795.00	\$240,885.00
441-9500	Concrete Trail Paving, STN FIN, 6 IN	4054	SY	\$42.00	\$170,268.00
636-1033	Highway Signs, TP 1 MATL, Refl Sheeting, TP 9	33	SF	\$20.17	\$665.61
636-2070	Galv. Steel Posts, Type 7	55	LF	\$8.17	\$449.35
Subtotal					\$419,601.46
Landscape					
ITEM		QTY	UNIT	UNIT PRICE	COST
702-9025	Landscape Mulch	200	SY	\$13.60	\$2,720.00
702-0030	Acer Rubrum	10	EA	\$330.00	\$3,300.00
702-0140	Cercis Canadensis	20	EA	\$400.00	\$8,000.00
702-0006	Abelia Grandiflora	125	EA	\$35.00	\$4,375.00
702-0507	Juniperus horizontalis	100	EA	\$25.00	\$2,500.00
708-1000	Plant Topsoil	90	CY	\$46.22	\$4,159.80
Subtotal					\$25,054.80

ITEM		QTY	UNIT	UNIT PRICE	COST
Site Furnishings					
ITEM		QTY	UNIT	UNIT PRICE	COST
900-0527	Removable Bollard	2	EA	\$1,920.00	\$3,840.00
636-6025	Path Trail Sign Structure	2	EA	\$3,000.00	\$6,000.00
754-5000	Bench	4	EA	\$2,030.00	\$8,120.00
754-6000	Bike Rack	2	EA	\$890.00	\$1,780.00
754-4000	Waste Receptacle	2	EA	\$1,375.00	\$2,750.00
515-2020	Galv Steel Pipe Handrail, 2 IN, Round	1629	LF	\$36.93	\$60,158.97
Subtotal					\$82,648.97
Rounded Subtotal					\$689,900.00
Engineering and Inspection					\$55,192.00
10% Contingency					\$74,510.00
Total					\$819,602.00
Note: Items such as benches may be proprietary to City standards.					

Peachtree Corners Trails Scoping Study					
Segment E2 OPTION					
Traffic Control, Erosion Control, & Tree Protection					
ITEM		QTY	UNIT	UNIT PRICE	COST
150-1000	Traffic Control	1	LS	\$18,000.00	\$18,000.00
163-0240	Mulch	10	TN	\$400.00	\$4,000.00
163-0300	Constuction Exit	1	EA	\$1,787.00	\$1,787.00
165-0101	Maintenance of Constuction Exit	1	EA	\$660.00	\$660.00
171-0010	Temporary Silt Fence, Type A	1680	LF	\$2.65	\$4,452.00
165-0010	Maintenance of Temporary Silt Fence, Type A	840	LF	\$1.41	\$1,184.40
643-8200	Barrier Fence (Orange), 4ft	750	LF	\$2.67	\$2,002.50
700-6910	Permanent Grassing	2	AC	\$1,417.00	\$2,834.00
700-7000	Agricultural Lime	6	TN	\$151.00	\$906.00
700-8100	Fertilizer Nitrogen Content	100	LB	\$5.02	\$502.00
700-8000	Fertilizer Mixed Grade	2	TN	\$845.00	\$1,690.00
163-0232	Temporary Grassing	1	AC	\$854.00	\$854.00
700-9300	Sod	100	SY	\$10.87	\$1,087.00
Subtotal					\$39,958.90
Earthwork					
ITEM		QTY	UNIT	UNIT PRICE	COST
210-0100	Grading Complete	1	LS	\$15,000.00	\$15,000.00
Subtotal					\$15,000.00
Hardscape / Walls					
ITEM		QTY	UNIT	UNIT PRICE	COST
500-3107	Class A Concrete, Retaining Wall	108	CY	\$795.00	\$85,860.00
441-9500	Concrete Trail Paving, STN FIN, 6 IN	1100	SY	\$42.00	\$46,200.00
636-1033	Highway Signs, TP 1 MATL, Refl Sheeting, TP 9	33	SF	\$20.17	\$665.61
636-2070	Galv. Steel Posts, Type 7	55	LF	\$8.17	\$449.35
Subtotal					\$133,174.96
Landscape					
ITEM		QTY	UNIT	UNIT PRICE	COST
702-9025	Landscape Mulch	100	SY	\$13.60	\$1,360.00
702-0030	Acer Rubrum	15	EA	\$330.00	\$4,950.00
702-0140	Cercis Canadensis	5	EA	\$400.00	\$2,000.00
702-0006	Abelia Grandiflora	30	EA	\$35.00	\$1,050.00
702-0507	Juniperus horizontalis	20	EA	\$25.00	\$500.00
708-1000	Plant Topsoil	9	CY	\$46.22	\$415.98
Subtotal					\$10,275.98
Site Furnishings					
ITEM		QTY	UNIT	UNIT PRICE	COST
900-0527	Removable Bollard	2	EA	\$1,920.00	\$3,840.00
999-5100	Solar Powered Flashing Assembly	1	EA	\$7,800.00	\$7,800.00
636-6025	Path Trail Sign Structure	1	EA	\$3,000.00	\$3,000.00
754-5000	Bench	1	EA	\$2,030.00	\$2,030.00
754-4000	Waste Receptacle	1	EA	\$1,375.00	\$1,375.00
Subtotal					\$18,045.00
Rounded Subtotal					\$216,460.00
Engineering and Inspection					\$17,320.00
10% Contingency					\$23,380.00
Total					\$257,160.00
Note: Items such as benches may be proprietary to City standards.					

Peachtree Corners Trails Scoping Study					
Segment F1					
Demolition					
ITEM		QTY	UNIT	UNIT PRICE	COST
610-6520	Remove Highway Signs	3	EA	\$210.00	\$630.00
611-5360	Reset Highway Sign	3	EA	\$88.25	\$264.75
				Subtotal	\$894.75
Traffic Control, Erosion Control, & Tree Protection					
ITEM		QTY	UNIT	UNIT PRICE	COST
150-1000	Traffic Control	1	LS	\$74,000.00	\$74,000.00
163-0240	Mulch	10	TN	\$400.00	\$4,000.00
163-0300	Constuction Exit	2	EA	\$1,787.00	\$3,574.00
165-0101	Maintenance of Constuction Exit	2	EA	\$660.00	\$1,320.00
171-0010	Temporary Silt Fence, Type A	2200	LF	\$2.65	\$5,830.00
165-0010	Maintenance of Temporary Silt Fence, Type A	1100	LF	\$1.41	\$1,551.00
643-8200	Barrier Fence (Orange), 4ft	2000	LF	\$2.67	\$5,340.00
700-6910	Permanent Grassing	1	AC	\$1,417.00	\$1,417.00
700-7000	Agricultural Lime	3	TN	\$151.00	\$453.00
700-8100	Fertilizer Nitrogen Content	50	LB	\$5.02	\$251.00
700-8000	Fertilizer Mixed Grade	1	TN	\$845.00	\$845.00
163-0232	Temporary Grassing	0.5	AC	\$854.00	\$427.00
700-9300	Sod	100	SY	\$10.87	\$1,087.00
				Subtotal	\$100,095.00
Earthwork					
ITEM		QTY	UNIT	UNIT PRICE	COST
210-0100	Grading Complete	1	LS	\$18,000.00	\$18,000.00
				Subtotal	\$18,000.00
Hardscape / Walls					
ITEM		QTY	UNIT	UNIT PRICE	COST
653-1704	Thermoplastic Solid Traf Stripe, 24 In, White	390	LF	\$8.20	\$3,198.00
653-1804	Thermoplastic Solid Traf Stripe, 8 IN, White	2650	LF	\$2.50	\$6,625.00
641-1200	Guardrail, TP W	175	LF	\$23.00	\$4,025.00
641-5001	Guardrail Anchorage, TP 1	1	EA	\$1,330.00	\$1,330.00
641-5012	Guardrail Anchorage, TP 12	1	EA	\$2,250.00	\$2,250.00
500-3107	Class A Concrete, Retaining Wall	162	CY	\$795.00	\$128,790.00
441-9500	Concrete Trail Paving, STN FIN, 6 IN	2734	SY	\$42.00	\$114,828.00
636-1033	Highway Signs, TP 1 MATL, Refl Sheeting, TP 9	33	SF	\$20.17	\$665.61
636-2070	Galv. Steel Posts, Type 7	55	LF	\$8.17	\$449.35
				Subtotal	\$262,160.96
Landscape & Lighting					
ITEM		QTY	UNIT	UNIT PRICE	COST
500-3800	Class A Concrete, Incl Reinf Steel	86	CY	\$1,250.00	\$107,500.00
681-1120	Lighting Std, 12 ft MH, Post Top	43	EA	\$3,000.00	\$129,000.00
681-6320	Luminaire, TP 3, 150W, HP Sodium	43	EA	\$1,800.00	\$77,400.00
682-1505	Cable, TP RHH/RHW, AWG NO 8	2582	LF	\$1.25	\$3,227.50
682-1505	Conduit, Nonmental, TP2, 1 1/4 IN	3614.8	LF	\$4.00	\$14,459.20
682-8525	Electrical Power Service Assembly (Underground Service Point)	3	EA	\$5,820.00	\$17,460.00
682-9020	Electrical Junction Box, Conc Ground Mounted	1	EA	\$2,350.00	\$2,350.00
702-9025	Landscape Mulch	250	SY	\$13.60	\$3,400.00
702-0030	Acer Rubrum	10	EA	\$330.00	\$3,300.00
702-0140	Cercis Canadensis	10	EA	\$400.00	\$4,000.00
702-0006	Abelia Grandiflora	50	EA	\$35.00	\$1,750.00
702-0507	Juniperus horizontalis	75	EA	\$25.00	\$1,875.00
708-1000	Plant Topsoil	22	CY	\$46.22	\$1,016.84
				Subtotal	\$366,738.54

ITEM		QTY	UNIT	UNIT PRICE	COST
Site Furnishings					
ITEM		QTY	UNIT	UNIT PRICE	COST
900-0527	Removable Bollard	2	EA	\$1,920.00	\$3,840.00
636-6025	Path Trail Sign Structure	2	EA	\$3,000.00	\$6,000.00
754-5000	Bench	4	EA	\$2,030.00	\$8,120.00
754-6000	Bike Rack	2	EA	\$890.00	\$1,780.00
754-4000	Waste Receptacle	2	EA	\$1,375.00	\$2,750.00
515-2020	Galv Steel Pipe Handrail, 2 IN, Round	897	LF	\$36.93	\$33,126.21
Subtotal					\$55,616.21
Rounded Subtotal					\$803,600.00
Engineering and Inspection					\$64,288.00
10% Contingency					\$86,790.00
Total					\$954,678.00
Note: Items such as benches may be proprietary to City standards.					

Peachtree Corners Trails Scoping Study					
Segment F2					
Traffic Control, Erosion Control, & Tree Protection					
ITEM	QTY	UNIT	UNIT PRICE	COST	
150-1000	Traffic Control	1	LS	\$207,000.00	\$207,000.00
163-0240	Mulch	30	TN	\$400.00	\$12,000.00
163-0300	Constuction Exit	2	EA	\$1,787.00	\$3,574.00
165-0101	Maintenance of Constuction Exit	2	EA	\$660.00	\$1,320.00
171-0010	Temporary Silt Fence, Type A	8594	LF	\$2.65	\$22,774.10
165-0010	Maintenance of Temporary Silt Fence, TP A	4297	LF	\$1.41	\$6,058.77
167-1000	Water Quality Monitoring and Sampling	1	EA	\$284.05	\$284.05
167-1500	Water Quality Inspections	18	MO	\$562.59	\$10,126.62
643-8200	Barrier Fence (Orange), 4ft	4500	LF	\$2.67	\$12,015.00
700-6910	Permanent Grassing	3	AC	\$1,417.00	\$4,251.00
700-7000	Agricultural Lime	6	TN	\$151.00	\$906.00
700-8100	Fertilizer Nitrogen Content	150	LB	\$5.02	\$753.00
700-8000	Fertilizer Mixed Grade	3	TN	\$845.00	\$2,535.00
163-0232	Temporary Grassing	1.5	AC	\$854.00	\$1,281.00
700-9300	Sod	1000	SY	\$10.87	\$10,870.00
				Subtotal	\$295,748.54
Earthwork					
ITEM	QTY	UNIT	UNIT PRICE	COST	
210-0100	Grading Complete	1	LS	\$109,500.00	\$109,500.00
				Subtotal	\$109,500.00
Hardscape / Walls					
ITEM	QTY	UNIT	UNIT PRICE	COST	
653-1704	Thermoplastic Solid Trad Stripe, 24 In, White	64	LF	\$8.20	\$524.80
500-3110	Class A Concrete, Retaining Wall	71	CY	\$795.00	\$56,445.00
641-1200	Guardrail, TP W	345	LF	\$16.00	\$5,520.00
641-5001	Guardrail Anchorage, TP 1	1	EA	\$1,330.00	\$1,330.00
641-5012	Guardrail Anchorage, TP 12	1	EA	\$2,250.00	\$2,250.00
441-9500	Concrete Trail Paving, STN FIN, 6 IN	5634	SY	\$42.00	\$236,628.00
636-2070	Galv. Steel Posts, Type 7	55	LF	\$8.17	\$449.35
636-1033	Highway Signs, TP 1 MATL, Refl Sheeting, TP 9	33	SF	\$20.17	\$665.61
515-2050	Handrail Special Design	1100	LF	\$120.00	\$132,000.00
				Subtotal	\$435,812.76
Landscape & Lighting					
ITEM	QTY	UNIT	UNIT PRICE	COST	
500-3800	Class A Concrete, Incl Reinf Steel	158	CY	\$1,250.00	\$197,500.00
681-1120	Lighting Std, 12 ft MH, Post Top	79	EA	\$3,000.00	\$237,000.00
681-6320	Luminaire, TP 3, 150W, HP Sodium	79	EA	\$1,800.00	\$142,200.00
682-1505	Cable, TP RHH/RHW, AWG NO 8	4765	LF	\$1.25	\$5,956.25
682-1505	Conduit, Nonmental, TP2, 1 1/4 IN	6671	LF	\$4.00	\$26,684.00
682-8525	Electrical Power Service Assembly (Underground Service Point)	5	EA	\$5,820.00	\$29,100.00
682-9020	Electrical Junction Box, Conc Ground Mounted	2	EA	\$2,350.00	\$4,700.00
702-9025	Landscape Mulch	250	SY	\$13.60	\$3,400.00
702-0030	Acer Rubrum	15	EA	\$330.00	\$4,950.00
702-0140	Cercis Canadensis	20	EA	\$400.00	\$8,000.00
702-0006	Abelia Grandiflora	75	EA	\$35.00	\$2,625.00
702-0507	Juniperus horizontalis	100	EA	\$25.00	\$2,500.00
708-1000	Plant Topsoil	23	CY	\$46.22	\$1,063.06
				Subtotal	\$665,678.31
Bridges and Boardwalk					
ITEM	QTY	UNIT	UNIT PRICE	COST	
603-2048	STN Dumped Rip Rap, TP1, 12	20	SY	\$61.00	\$1,220.00
603-7000	Plastic Filter Fabric	20	SY	\$5.00	\$100.00
211-0300	Bridge Excavation, Stream Crossing	20	CY	\$53.00	\$1,060.00
534-1000	Pedestrian Bridge, 30' Length, 12' wide	1	LS	\$71,330.50	\$71,330.50
515-2052	Timber Safety Rail with Cable Railing	940	LF	\$145.00	\$136,300.00
999-0151	Concrete Boardwalk	470	LF	\$975.00	\$458,250.00
				Subtotal	\$668,260.50

ITEM		QTY	UNIT	UNIT PRICE	COST
Site Furnishings					
ITEM		QTY	UNIT	UNIT PRICE	COST
900-0528	Removable Bollard	4	EA	\$1,920.00	\$7,680.00
636-6025	Path Trail Sign Structure	1	EA	\$3,000.00	\$3,000.00
754-5000	Bench	8	EA	\$2,030.00	\$16,240.00
754-6000	Bike Rack	8	EA	\$890.00	\$7,120.00
754-4000	Waste Receptacle	5	EA	\$1,375.00	\$6,875.00
515-2051	Stainless Steel Handrail, 1.5IN, Round, #4 Finish	600	LF	\$120.00	\$72,000.00
Subtotal					\$112,915.00
Rounded Subtotal					\$2,287,920.00
Engineering and Inspection					\$183,040.00
10% Contingency					\$247,100.00
Total					\$2,718,060.00
Note: Items such as benches may be proprietary to City standards.					

Peachtree Corners Trails Scoping Study					
Segment F2 OPTION					
Traffic Control & Erosion Control					
ITEM		QTY	UNIT	UNIT PRICE	COST
150-1000	Traffic Control	1	LS	\$140,000.00	\$140,000.00
163-0240	Mulch	10	TN	\$400.00	\$4,000.00
163-0300	Constuction Exit	1	EA	\$1,787.00	\$1,787.00
165-0101	Maintenance of Constuction Exit	1	EA	\$660.00	\$660.00
171-0300	Temporary Silt Fence, Type C	2240	LF	\$4.09	\$9,161.60
165-0030	Maintenance of Temporary Silt Fence, Type C	1120	LF	\$1.29	\$1,444.80
167-1000	Water Quality Monitoring and Sampling	1	EA	\$284.05	\$284.05
167-1500	Water Quality Inspections	18	MO	\$562.59	\$10,126.62
700-6910	Permanent Grassing	1	AC	\$1,417.00	\$1,417.00
700-7000	Agricultural Lime	3	TN	\$151.00	\$453.00
700-8100	Fertilizer Nitrogen Content	150	LB	\$5.02	\$753.00
700-8000	Fertilizer Mixed Grade	1.0	TN	\$845.00	\$845.00
163-0232	Temporary Grassing	0.5	AC	\$854.00	\$427.00
700-9300	Sod	50	SY	\$10.87	\$543.50
Subtotal					\$171,902.57
Earthwork					
ITEM		QTY	UNIT	UNIT PRICE	COST
210-0100	Grading Complete	1	LS	\$20,000.00	\$20,000.00
Subtotal					\$20,000.00
Landscape					
ITEM		QTY	UNIT	UNIT PRICE	COST
702-9025	Landscape Mulch	100	SY	\$13.60	\$1,360.00
702-0030	Acer Rubrum	10	EA	\$330.00	\$3,300.00
702-0140	Cercis Canadensis	10	EA	\$400.00	\$4,000.00
702-0006	Abelia Grandiflora	20	EA	\$35.00	\$700.00
708-1000	Plant Topsoil	11	CY	\$46.22	\$508.42
Subtotal					\$9,868.42
Bridges and Boardwalk					
ITEM		QTY	UNIT	UNIT PRICE	COST
515-2052	Timber Safety Rail with Cable Railing	2140	LF	\$145.00	\$310,300.00
999-0151	Concrete Boardwalk	1070	LF	\$975.00	\$1,043,250.00
Subtotal					\$1,353,550.00
Site Furnishings					
ITEM		QTY	UNIT	UNIT PRICE	COST
900-0528	Removable Bollard	4	EA	\$1,920.00	\$7,680.00
636-6025	Path Trail Sign Structure	1	EA	\$3,000.00	\$3,000.00
754-5000	Bench	2	EA	\$2,030.00	\$4,060.00
754-4000	Waste Receptacle	2	EA	\$1,375.00	\$2,750.00
Subtotal					\$17,490.00
Rounded Subtotal					\$1,572,820.00
Engineering and Inspection					\$125,830.00
10% Contingency					\$169,870.00
Total					\$1,868,520.00

Note: Items such as benches may be proprietary to City standards.

Peachtree Corners Trails Scoping Study					
Segment F3					
Traffic Control, Erosion Control, & Tree Protection					
ITEM		QTY	UNIT	UNIT PRICE	COST
150-1000	Traffic Control	1	LS	\$197,000.00	\$197,000.00
163-0240	Mulch	10	TN	\$400.00	\$4,000.00
163-0300	Constuction Exit	2	EA	\$1,787.00	\$3,574.00
165-0101	Maintenance of Constuction Exit	2	EA	\$660.00	\$1,320.00
171-0300	Temporary Silt Fence, Type C	5382	LF	\$4.09	\$22,012.38
165-0030	Maintenance of Temporary Silt Fence, Type C	2691	LF	\$1.29	\$3,471.39
167-1000	Water Quality Monitoring and Sampling	2	EA	\$284.05	\$568.10
167-1500	Water Quality Inspections	18	MO	\$562.59	\$10,126.62
643-8200	Barrier Fence (Orange), 4ft	1000	LF	\$2.67	\$2,670.00
700-6910	Permanent Grassing	1	AC	\$1,417.00	\$1,417.00
700-7000	Agricultural Lime	1	TN	\$151.00	\$151.00
700-8100	Fertilizer Nitrogen Content	50	LB	\$5.02	\$251.00
700-8000	Fertilizer Mixed Grade	1	TN	\$845.00	\$845.00
163-0232	Temporary Grassing	0.5	AC	\$854.00	\$427.00
700-9300	Sod	430	SY	\$10.87	\$4,674.10
				Subtotal	\$252,507.59
Earthwork					
ITEM		QTY	UNIT	UNIT PRICE	COST
210-0100	Grading Complete	1	LS	\$20,000.00	\$20,000.00
				Subtotal	\$20,000.00
Hardscape / Walls					
ITEM		QTY	UNIT	UNIT PRICE	COST
653-1704	Thermoplastic Solid Trad Stripe, 24 In, White	195	LF	\$8.20	\$1,599.00
653-1804	Thermoplastic Solid Traf Stripe, 8 IN, White	1450	LF	\$2.50	\$3,625.00
641-1200	Guardrail, TP W	200	LF	\$23.00	\$4,600.00
641-5001	Guardrail Anchorage, TP 1	1	EA	\$1,330.00	\$1,330.00
641-5012	Guardrail Anchorage, TP 12	1	EA	\$2,250.00	\$2,250.00
441-9500	Concrete Trail Paving, STN FIN, 6 IN	3930	SY	\$42.00	\$165,060.00
636-2070	Galv. Steel Posts, Type 7	55	LF	\$8.17	\$449.35
636-1033	Highway Signs, TP 1 MATL, Refl Sheeting, TP 9	33	SF	\$20.17	\$665.61
				Subtotal	\$179,578.96
Landscape & Lighting					
ITEM		QTY	UNIT	UNIT PRICE	COST
500-3800	Class A Concrete, Incl Reinf Steel	140	CY	\$1,250.00	\$175,000.00
681-1120	Lighting Std, 12 ft MH, Post Top	70	EA	\$3,000.00	\$210,000.00
681-6320	Luminaire, TP 3, 150W, HP Sodium	70	EA	\$1,800.00	\$126,000.00
682-1505	Cable, TP RHH/RHW, AWG NO 8	4255	LF	\$1.25	\$5,318.75
682-1505	Conduit, Nonmental, TP2, 1 1/4 IN	5957	LF	\$4.00	\$23,828.00
682-8525	Electrical Power Service Assembly (Underground Service Point)	6	EA	\$5,820.00	\$34,920.00
682-9020	Electrical Junction Box, Conc Ground Mounted	2	EA	\$2,350.00	\$4,700.00
702-9025	Landscape Mulch	200	SY	\$13.60	\$2,720.00
702-0030	Acer Rubrum	7	EA	\$330.00	\$2,310.00
702-0140	Cercis Canadensis	15	EA	\$400.00	\$6,000.00
702-0006	Abelia Grandiflora	50	EA	\$35.00	\$1,750.00
702-0507	Juniperus horizontalis	75	EA	\$25.00	\$1,875.00
708-1000	Plant Topsoil	22	CY	\$46.22	\$1,016.84
				Subtotal	\$595,438.59
Bridges and Boardwalk					
ITEM		QTY	UNIT	UNIT PRICE	COST
603-2048	STN Dumped Rip Rap, TP1, 12	20	SY	\$61.00	\$1,220.00
603-7000	Plastic Filter Fabric	20	SY	\$5.00	\$100.00
515-2052	Timber Safety Rail with Cable Railing	1700	LF	\$145.00	\$246,500.00
999-0151	Concrete Boardwalk	850	LF	\$975.00	\$828,750.00
				Subtotal	\$1,076,570.00

ITEM		QTY	UNIT	UNIT PRICE	COST
Site Furnishings					
ITEM		QTY	UNIT	UNIT PRICE	COST
900-0527	Removable Bollard	2	EA	\$1,920.00	\$3,840.00
636-6025	Path Trail Sign Structure	1	EA	\$3,000.00	\$3,000.00
754-5000	Bench	3	EA	\$2,030.00	\$6,090.00
754-6000	Bike Rack	2	EA	\$890.00	\$1,780.00
754-4000	Waste Receptacle	4	EA	\$1,375.00	\$5,500.00
515-2020	Galv Steel Pipe Handrail, 2 IN, Round	724	LF	\$36.93	\$26,737.32
Subtotal					\$46,947.32
Total Segment Cost					\$2,171,050.00
Engineering and Inspection					\$173,690.00
10% Contingency					\$234,480.00
Total					\$2,579,220.00

Note: Items such as benches may be proprietary to City standards.

PRELIMINARY ROW COST ESTIMATE SUMMARY - OPTIONAL ROUTES

Date: 10/31/2018 Project: Shared use path network
 Revised: County: Gwinnett
 PI: 15087

Description: 10'-12' concrete shared use paths within the City of Peachtree Corners.
 Project Termini: Varies. Refer to project plans in appendix

Existing ROW: 70-154'
 Required ROW: 70-154'
 Parcels: 2

Land and Improvements _____ \$603,750.00

Proximity Damage	\$5,000.00
Consequential Damage	\$15,000.00
Cost to Cures	\$0.00
Trade Fixtures	\$0.00
Improvements	\$0.00

Valuation Services _____ \$12,500.00

Legal Services _____ \$38,850.00

Relocation _____ \$4,500.00

Demolition _____ \$0.00

Administrative _____ \$21,500.00

TOTAL ESTIMATED COSTS _____ \$681,100.00

TOTAL ESTIMATED COSTS (ROUNDED) _____ \$682,000.00

Preparation Credits	Hours	Signature

Prepared By: *Andie Green* CG#: 11/1/2018 (DATE)
 Approved By: _____ CG#: _____ (DATE)

NOTE: No Market Appreciation is included in this Preliminary Cost Estimate

Magnitude of Cost Per Segment For Utilities

11/1/2018

Segment Name	Length	Construction Cost	COMPLEXITY (min=5%, mod=10%, comp=25%)	Utility Cost (As Percentage of Construction)	Reimbursable (20%)	Non-Reimbursable (80%)
A1	1,677	\$642,828.00	Minimal	\$32,141.40	\$6,428.28	\$25,713.12
B	3,885	\$1,197,628.00	Moderate	\$119,762.80	\$23,952.56	\$95,810.24
C	10,045	\$5,559,968.00	Moderate	\$555,996.80	\$111,199.36	\$444,797.44
D	4,524	\$2,032,670.00	Complicated	\$508,167.50	\$101,633.50	\$406,534.00
E2	3,102	\$819,602.00	Minimal	\$40,980.10	\$8,196.02	\$32,784.08
F1	2,582	\$954,678.00	Moderate	\$95,467.80	\$19,093.56	\$76,374.24
F2	4,765	\$2,718,060.00	Complicated	\$679,515.00	\$135,903.00	\$543,612.00
F3	4,255	\$2,579,220.00	Moderate	\$257,922.00	\$51,584.40	\$206,337.60
Subtotal					\$458,000.00	\$1,831,970.00
Total Reimbursable & Non-Reimbursable					\$2,289,970.00	

Options

E2 Option	826	\$257,160.00	Minimal	\$12,858.00	\$2,571.60	\$10,286.40
F2 Option	1,080	\$1,868,520.00	Moderate	\$186,852.00	\$37,370.40	\$149,481.60
Subtotal					\$39,950.00	\$159,770.00
Total Reimbursable & Non-Reimbursable					\$199,720.00	
Total Cost With Optional Routes					\$2,489,690.00	

Notes:

1. The majority of paths lay within the right-of-way with the exception of paths meandering through private parcels. The cost estimate is taking into assumption that an updated and more complete cost estimate will be done at a date when plans are in the preliminary engineering phase.

City of Peachtree Corners, GA

Preliminary Utilities Cost Estimate

PI No. 0015087

Peachtree Corners Limited Scope Project Concept Report

FROM Andrea Greco, Project Manger (POND)

DATE November 1, 2018

TO Albert Shelby, P.E., State Program Delivery Engineer

ATTN Gariella Yanez-Uribe, GDOT Project Manager

SUBJECT PRELIMINARY UTILITY COST ESTIMATE

As requested by your office we are furnishing you with an Preliminary Utility Cost estimate for the subject project. This estimate is based upon current information. We will provide an updated cost estimate when the plans are further developed.

FACILITY OWNER	NON-REIMBURSABLE	REIMBURSABLE	Total
ATLANTA GAS LIGHT	\$91,599	\$22,900	\$114,499
AT&T	\$183,197	\$45,800	\$228,997
COMCAST	\$146,558	\$36,640	\$183,198
COLONIAL PIPELINE GAS	\$146,558	\$36,640	\$183,198
DEKALB COUNTY TRAFFIC AND SAFETY	\$91,599	\$22,900	\$114,499
DEKALB COUNTY WATER AND SEWER	\$91,599	\$22,900	\$114,499
TIME WARNER CABLE	\$54,959	\$13,740	\$68,699
FIBERLIGHT LLC	\$36,639	\$9,160	\$45,799
FULTON COUNTY WATER AND SEWER	\$183,197	\$45,800	\$228,997
GOOGLE FIBER, INC.	\$91,599	\$22,900	\$114,499
GEORGIA POWER	\$183,197	\$45,800	\$228,997
GWINNETT COUNTY PUBLIC UTILITIES WATER AND SEWER	\$91,599	\$22,900	\$114,499
GWINNETT COUNTY PUBLIC UTILITIES TELECOMMUNICATIONS	\$91,599	\$22,900	\$114,499
JACKSON EMC	\$18,320	\$4,580	\$22,900
LEVEL 3 COMMUNICATIONS	\$18,320	\$4,580	\$22,900
VERIZON BUSINESS (MCI FACILITIES)	\$18,320	\$4,580	\$22,900
NORCROSS MOBILE HOME VILLAGE FOR GAS, WATER, TELECOM	\$54,959	\$13,740	\$68,699
CITY OF NORCROSS ELECTRIC	\$91,599	\$22,900	\$114,499
CENTURYLINK TELECOM	\$36,639	\$9,160	\$45,799
SAWNEE EMC	\$36,639	\$9,160	\$45,799
TOWER CLOUD dba UNITI FIBER TELECOM	\$18,320	\$4,580	\$22,900
MAGELLAN TERMINALS HOLDING LP GAS	\$18,320	\$4,580	\$22,900
XO COMMUNICATIONS	\$18,320	\$4,580	\$22,900
ZAYO FIBER SOLUTIONS	\$18,320	\$4,580	\$22,900
TOTALS	\$1,831,970	\$458,000	\$2,289,970
Total Non-Reimbursable Cost	\$1,831,970		
Total Reimbursable Cost		\$458,000	

This estimate is based upon current information. We will provide an updated estimate when the project is in the preliminary engineering phase.

If you have any questions, please contact Andrea Greco at 404-748-4927

FILE P.I. No. **0015087**

OFFICE **[Redacted]**

PROJECT DESCRIPTION

Proposed trail network of shared-use paths and multi-use trails within the City of Peachtree Corners.

DATE **November 1, 2018**

From: **Andrea Greco**

To: Erik Rohde, P.E., State Project Review Engineer
via Email Mailbox: CostEstimatesandUpdates@dot.ga.gov

Subject: REVISIONS TO PROGRAMMED COSTS

PROJECT MANAGER **M. Gabriella Yanez-Uribe**

MGMT LET DATE **[Redacted]**

MGMT ROW DATE **[Redacted]**

PROGRAMMED COSTS (TPro W/OUT INFLATION)

CONSTRUCTION \$ **16,504,660.00**

DATE **November 1, 2018**

RIGHT OF WAY \$ **8,035,000.00**

DATE **November 1, 2018**

UTILITIES \$ **458,000.00**

DATE **November 1, 2018**

LAST ESTIMATE UPDATE

REVISED COST ESTIMATES

CONSTRUCTION* \$ **16,504,660.66**

RIGHT OF WAY \$ **8,035,000.00**

UTILITIES \$ **458,000.00**

*Cost Contains **10** % Contingency

REASONS FOR COST INCREASE AND CONTINGENCY JUSTIFICATION:

[Redacted]

CONTINGENCY SUMMARY

A. CONSTRUCTION COST ESTIMATE:	\$	13,892,812.00	Base Estimate From CES	
B. ENGINEERING AND INSPECTION (E & I):	\$	1,111,424.96	Base Estimate (A) x	8 %
C. CONTINGENCY:	\$	1,500,423.70	Base Estimate (A + B) x	10 %
			See % Table in "Risk Based Cost Estimation" Memo	
D. TOTAL LIQUID AC ADJUSTMENT:	\$	0.00	Total From Liquid AC Spreadsheet	
E. CONSTRUCTION TOTAL:	\$	16,504,660.66	(A + B + C + D = E)	

REIMBURSABLE UTILITY COSTS

UTILITY OWNER	REIMBURSABLE COST
Refer to Magnitude of Cost for Utilities-	\$458,000
in Appendix	
TOTAL	\$ 458,000.00

ATTACHMENTS: (File Copy in the Project Cost Estimate Folder)

Detailed Cost Estimate Printout From GDOT 411 Liquid AC Adjustment Spreadsheet

Consultant Validation of Final QC/QA for Construction Cost Estimate Used in This Revision To Programmed Costs

COMPANY NAME: Pond & Company

VALIDATION OF FINAL QC/QA

PRINTED NAME: Andrea Greco

TITLE: Senior Project Manager

SIGNATURE: 

DATE: November 1, 2018

PROJ. NO. Peachtree Corners InnovationTrails
P.I. NO. 0015087
DATE 11/1/2018

CALL NO. 0/00/2016

INDEX (TYPE)	DATE	INDEX
REG. UNLEADED	N/A	\$ -
DIESEL		\$ -
LIQUID AC		\$ -

Link to AC Index:
<http://www.dot.ga.gov/PS/Materials/AsphaltFuelIndex>

LIQUID AC ADJUSTMENTS

PA=[((APM-APL)/APL)]xTMTxAPL

Asphalt

Price Adjustment (PA)				#DIV/0!	#DIV/0!
Monthly Asphalt Cement Price month placed (APM)	Max. Cap	60%	\$ -		
Monthly Asphalt Cement Price month project let (APL)			\$ -		
Total Monthly Tonnage of asphalt cement (TMT)				0	

ASPHALT	Tons	%AC	AC ton
Leveling	0	5.0%	0
12.5 OGFC	0	5.0%	0
12.5 mm	0	5.0%	0
9.5 mm SP	0	5.0%	0
25 mm SP	0	5.0%	0
19 mm SP	0	5.0%	0
	0		0

BITUMINOUS TACK COAT

Price Adjustment (PA)				#DIV/0!	#DIV/0!
Monthly Asphalt Cement Price month placed (APM)	Max. Cap	60%	\$ -		
Monthly Asphalt Cement Price month project let (APL)			\$ -		
Total Monthly Tonnage of asphalt cement (TMT)				0	

Bitum Tack

Gals	gals/ton	tons
0	232.8234	0

BITUMINOUS TACK COAT (surface treatment)

Price Adjustment (PA)				#DIV/0!	#DIV/0!
Monthly Asphalt Cement Price month placed (APM)	Max. Cap	60%	\$ -		
Monthly Asphalt Cement Price month project let (APL)			\$ -		
Total Monthly Tonnage of asphalt cement (TMT)				0	

Bitum Tack

	SY	Gals/SY	Gals	gals/ton	tons
Single Surf. Trmt.	0	0.20	0	232.8234	0
Double Surf.Trmt.	0	0.44	0	232.8234	0
Triple Surf. Trmt	0	0.71	0	232.8234	0
					0

TOTAL LIQUID AC ADJUSTMENT **#DIV/0!**

There is no asphalt pavement at a part of the project.



www.peachtreecornersga.gov

Mike Mason, Mayor

Phil Sadd – Post 1, Council Member
Eric Christ – Post 2, Council Member
Alex Wright – Post 3, Council Member

Jeanne Aulbach – Post 4, Council Member
Lorri Christopher – Post 5, Council Member
Weare Gratwick – Post 6, Council Member

August 7, 2017

WORK SESSION MINUTES

7:00 PM

PEACHTREE CORNERS CITY HALL – Training Room
147 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

The Mayor and Council of the City of Peachtree Corners held a Work Session at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Mayor
Council Member
Council Member
Council Member
Council Member
Council Member
Council Member

Mike Mason
Phil Sadd – Post 1
Eric Christ – Post 2
Alex Wright – Post 3
Jeanne Aulbach – Post 4
Lorri Christopher – Post 5
Weare Gratwick – Post 6 - *Absent*

City Manager
City Clerk
City Attorney
City Attorney
Finance Director
Public Works Director
Communications Director
Planning & Dev. Mgr.

Brian Johnson
Kym Chereck
Bill Riley
Joe Leonard
Brandon Branham
Greg Ramsey
Judy Putnam
David Chastant

- 1. Staff Activity Report** – *Greg Ramsey informed the Mayor and Council that the pedestrian island on Peachtree Corners Circle should be completed by August 8, 2017.*
- 2. In Progress Report – Code Enforcement Activity in Mechanicsville** – *This item will be heard at a later date.*
- 3. Innovation District Trail project update (ARC funded project)** – *A brief presentation was given by Andrea Greco of Pond and Company. Ms. Greco stated that the Community meeting on August 1, 2017 was attended by approximately 30 people. Citizens requested, among other things, for the trail to offer shade, to incorporate safer roadway crossing, connectivity to Holcomb Bridge Road and*

Schools, and connections to regional trails. The final plan will be presented at the September 19 2017 Council Meeting.

- 4. In Progress Report/Prototype Prime** – *Sanjay Parekh, Executive Director of Prototype Prime, gave an update on where P2 (Prototype Prime stands at this point. They currently have 8 teams, 34 employees, 8 job openings and have had approximately 650 people touring the site. A ‘birthday bash’ is scheduled for October 26, 2017, and an Art Gallery/ Holiday Party is scheduled for December 2017. P2 is in good standing and progressing at a comfortable speed.*
- 5. Winters Chapel Pedestrian Crossing project** – *A center pedestrian crossing is recommended for Winters Chapel Road. After further review it was determined that this area will benefit with additional striping on the road to incorporate a center lane for turning. This is a SPLOST funded project. This item is currently under review and should come before the Mayor and Council momentarily.*
- 6. Neely Farms traffic control** – *Neely Farms residents are requesting that a one-way stop sign at Indian Field and River Bottom Drive be converted to a three-way stop with the inclusion of painted stop lines. This item is currently under review and may come before the Mayor and Council this upcoming Fall.*
- 7. PTC 17.01 GDOT LMIG sidewalks – construction bids** – *Greg Ramsey, Public Works Director, stated that he will be requesting at the next Council meeting, authorization for the Mayor and City Attorney to enter into a construction contract with CMEC, LLC for an amount of \$458,596.00. The contract is for sidewalks to include Technology Parkway South, Frank Neely Road, Peachtree Corners Circle and The Corners Parkway. This item will move forward to the August 15, 2017 Council Meeting.*
- 8. Alcohol Manufacturing Ordinance Discussion** – *Due to Senate Bill 85 passing, the City is updating their ordinance in order to comply by adding the manufacturers license. This item will move forward to the August 15, 2017 Council Meeting.*
- 9. Smart Cities Technology** – *Brandon Branham, Finance Director, stated that he will be bringing forward at the next Council meeting, a request for Smart Cities Technology to be used at the new Town Center parking deck. The request will include, among other items, LED lighting, Intellisite smart parking sensors, digital signage, camera and WiFi capable connectivity. All of these items will ensure easy access to available parking and free WiFi throughout the Town Center. This item will will move forward to the August 15, 2017 Council Meeting.*
- 10. 310 Technology Parkway** – *Brian Johnson, City Manager, informed the Mayor and Council that he will be requesting a not to exceed contract at the next City Council meeting. This contract will include non-structural expenditures related to the relocation of City hall. The expenditures include audio/visual, furniture, access control and security, exterior signage, landscaping and hardscape.*

11. City Manager Updates – Brian Johnson, City Manager, brought to the attention of the Mayor and Council a request from a citizen for a road abandonment on a portion of Jones Mill Road. City Staff will investigate this request further. David Chastant, Planning and Development Manager, gave an update on an upcoming MRPA (Metropolitan River Corridor Protection Act) certification that will come before the Mayor and Council at the next Council Meeting on August 15, 2017.

12. Executive Session – There was no executive session.

13. Work Session adjourned at 9:08 PM

Approved,

Attest:

Mike Mason

Mike Mason, Mayor

Kym Chereck

Kym Chereck, City Clerk
(Seal)



MEMORANDUM

To James Nguyen

Company Peachtree Corners Pond Project No. 1170445

From Andrea Greco Copies to: Greg Ramsey,
Gabriella Yanez-Uribe, Elizabeth Wygand, Katelyn
Digioia, Charles Robinson, Pedro Torres

Date July 20,2017 rev 7/23/2017

Subject PI 0015087 Peachtree Corners Innovation Trail District Scoping Study Conference Call Minutes

Present: **Gabriella Yanez-Uribe, Elizabeth Wygand,** Christina Schmidt, **Charles Robinson,** James Nguyen (Peachtree Corners), Andrea Greco (POND consultant)

Notes

- 1) Andrea reviewed the status of the environmental screening documentation and cultural resources screening documentation.
- 2) Andrea noted that she was informed that the deliverable for GDOT should be a limited scope concept report.
- 3) The Draft Concept Report/ Draft Concept will consist of the Limited Scope Concept Report preliminary work as well as a trail map that shows the potential trail routes, illustrative typical sections, illustrative perspectives of the proposed conditions, maps of enlargements of the trail segments, preliminary environmental and cultural resources screening information. The draft Concept Report should follow the GDOT's PDP guideline.
- 4) The Draft Concept Report/ Draft Concept will be submitted to GDOT by August 11. Gabriella will aim for a Concept Team meeting the week of August 28th.
- 5) James noted that the intention of this study is a general planning study and the project will not immediately go into right of way acquisition.
- 5) Andrea discussed that the schedule as sent by GDOT does not conform to the scope of services Pond & The City of Peachtree Corners have in place. Charles mentioned that often the schedule is a form and may not apply to a project such as this where the intention was to have a planning study.
- 6) Gabriella noted that after the Draft Concept Report is submitted in August, she will look into revisiting/revising the schedule and talk with appropriate managers to see if we can remove the PIOH from the requirements. GDOT will revise the project's schedule to remove some activities from the schedule that do not correspond with the current work

7) Peachtree Corners intention is to have a concept first under the current PI#. This study is a general planning study and the project will not immediately go into right of way acquisition. A new project PI# will include the analysis of the selected trail alternative and a more detail environmental report. Thus, an environmental (history, archeology, ecology, air, noise) full detail study will be required. This can occur in another separate but related project down the line after the current project is completed.

8) Cultural resources have been completed based on a literature review

9) Gabriella noted that the Concept Team minutes will need to be included as an attachment to the Concept Report.

Action Items

- **Draft Concept Report August 11 sent by Pond to GDOT**
- **Concept Team meeting the week of Aug 28, to be scheduled by GDOT (Gabriella)**
- **GDOT to attend the August 1 Community meeting**
- **GDOT (Gabriella) will ~~look into~~ update some of the schedule activities for this project based upon our conversation today.**

END OF MINUTES

MEETING MINUTES

Project : 0015087_
Pond Project No. : 1170445
Meeting : Peachtree Corners Innovation District Trail Study
Meeting Location : District 1 GDOT office 2594 Gillsville Highway, Gainesville, GA

Meeting Date : 5/4/2018

Minutes prepared by : Andrea Greco

Copies: Refer to sign in sheet,
Attachment A

Prepared on : 5/6/2018

ATTENDEES: Refer to Sign In Sheet



PI 0015087_Attmt
A_Sign-in-Sheet.pdf



PTC-Concept Team
Meeting-PPT.pdf

PURPOSE OF MEETING: Concept Team Meeting for the Peachtree Corners Innovation District Trail Study

General

- Andrea Greco presented an overview of the project. See Attachment B.
- Note that Utility information was obtained by GIS.
- Pond plans to wrap up the project by the summer.
- Cost estimates are at a conceptual level. The costs for utilities were estimated based upon previous similar projects.

Comments

- Participants felt that the schedule to complete the concept report by summer seemed overly aggressive.
- The trail is shown as crossing Peachtree Parkway. Coordination will be needed with GDOT since this is a state route. Trail will need to widen at the roadway, and there may be plans for a raised island in the middle.
- A 5' wide grass strip is preferred adjacent to shared use paths along roadways.
- There are plans for a development to put in trails along Engineering Parkway to Technology Parkway. Pond to coordinate with Peachtree Corners on this item.
- Please meet/coordinate with the GDOT Bike Ped coordinator: David Adams (404.635.2850)
- E&I (Engineering & Inspection) will need to be added in to the cost estimate. It should be on top of the construction subtotal. The 10% contingency should be placed on the overall including the E&I.
- ROW Cost – will need to revise the assumptions.
- Coordination will need to take place with the GDOT Office of Utilities. The Utilities office will provide guidance to Pond with utility notification schedules and timelines.
- Make note that any site furnishings, lighting or bicycle racks (etc.) will need a proprietary item request if only one option will be specified.
- For right of way, coordination with the GDOT Right of Way office will be needed.
- Jonathan Dills is a contact for the cost estimate as to what is acceptable, especially in regards to right of way. (770.533.8288).

- If the local government is funding elements, there is less detail needed in the cost estimate. If the Feds are funding, more detail may be needed.
- It is likely that a PIOH will not be needed. If it is required it will not impact the concept report approval schedule.
- Traffic – will need to coordinate with District 1 in reference to the amount of pedestrians/bikes at the trail crossings with current signalized intersections.
- Need to follow up if lighting will be needed.

Follow up items

- For contingency, Per the risk based cost estimation's table, for a project type – enhancement/bicycle/pedestrian facility/safety under concept, the contingency range is 5%-10%. A 10% contingency could be used on this project.

END OF MEETING MINUTES

INNOVATION DISTRICT MULTI-USE TRAIL STUDY

PI 0010587
 May 4, 2018, 10:30 am
 Concept Team Meeting

Name	Company	Phone	E-mail
Gabriella Yanez-Uribe	GDOT - OPD	404-631-1784	myanez-uribe@dot.ga.gov
Johnathan McLoyle	Deloitte	404-631-1774	John.McLoyle@dot.ga.gov
Megan Weiss	GDOT-Planning	404-631-1774	mweiss@dot.ga.gov
Doris Abernathy	GDOT-Utilities	770-533-8318	dabernathy@dot.ga.gov
William Hunter	GDOT-T.O.	7)533-8494	whunter@dot.ga.gov
Omayra Comas	GDOT-T.O.	7)533-8497	OComas@dot.ga.gov
Shane Giles	GDOT-Traffic Ops	770-533-8491	shgiles@dot.ga.gov
GREG HOOD	KLI/GDOT	706 455 0871	GHOOD@DOT.GA.GOV
Marquatrice Mangham	ARC	470 378 1675	mmangham@atlantaregional.org
James Nguyen	Peachtree Corners	470 395 7029	J.Nguyen@peachtreecornersga.gov
By Phone Michelle Abajung	GDOT/T.O.		
" Harold Mull	GDOT/CST		
" Krystal Stall-Dixon	GDOT/OPD		

MEETING MINUTES

Project : 0015087_
Pond Project No. : 1170445
Meeting : Peachtree Corners Innovation District Trail Study Follow Up
Meeting Location : GDOT - Room 302 Customer Service Center - 600 West
Peachtree Street, Atlanta, Georgia 30308

Meeting Date : 5/15/2018

Minutes prepared by : Andrea Greco

Copies: Refer to sign in sheet,
Attachment A

Prepared on : 5/17/2018

ATTENDEES: Refer to Sign In Sheet



Sign-in-Sheet.pdf

PURPOSE OF MEETING: Follow Up to Concept Team Meeting for the Peachtree Corners Innovation District Trail Study

General

- Parties introduced themselves

Comments

- Pedestrian & Bicycle design
 - Typically, 5' is required for separation of shared use path from roadway in accordance with AASHTO requirements. There is no guarantee that variances will be granted. It is typical to have some type of barrier (handrail) if the spacing is less than 5' although that is less than desirable because it can be hit by bicycles.
 - Andrea would like to know what was an AASHTO requirement versus a guideline.
 - City roads may not be required to have the separation or barrier as long as there is no GDOT engineering or funding involved. That will be the City's call.
 - There needs to be a 2' minimum shoulder/offset where there are walls adjacent to the trail.
- Utilities
 - GDOT is typically hands off with stricter utility requirements if the projects is locally let.
 - For a master planning project, detailed utility coordination is not at this stage of the process.
 - GDOT has experienced very high-priced relocations with AT&T utility cabinet relocation due to the new upgrades in the communication system.
 - GDOT acknowledges that is difficult to fully assess the utility cost when the project is at a conceptual level; the method of using a linear foot per mile with some additional due diligence for major or unusual structures (i.e. utility cabinet relocations/ transmission lines etc) should be sufficient. Existing or previous cost estimates are not reliable indicators for relocation costs. When the utility relocates, new requirements for communications/technologies dictate a much greater expense.
 -
- ROW

- Full detailed estimation should not be needed but do include estimates such as inflation rates, attorney fees and contingencies for lawsuits, consequential damages such relocation of septic systems, landscaping etc.
- While an appraiser may not need to do the work, Pond should look into the items and cost ranges typically included on appraisers' estimates.
- Encroachment permits will be needed for any work encroaching on state routes (i.e. Hwy 141)

Follow up items

- Waiting on comments from Concept Team
- Jack said that he would follow up with a formal documentation about the AASHTO requirements in regards to shared use paths offsets from roadways and any barriers required.

END OF MEETING MINUTES

INNOVATION DISTRICT MULTI-USE TRAIL STUDY

PI 0010587
 May 15, 2018, 10:30 am
 Project Team Meeting

Name	Company	Phone	E-mail
Gabriella Yanez-Uribe	GDOT - OPD	404-631-1784	myanez-uribe@dot.ga.gov
Jorge Rubio	Peachtree Corners	678-392-5532	jorge.rubio@ch2m.com
Dave Peters	GDOT DPTS	4/631-1738	dpeters@dot.ga.gov
James Nguyen	Peachtree Corners	470/395-7029	JNguyen@peachtreecornersga.gov
Andrea Greco	POND		
Jack Ani nos	GDOT-Bike		
Pedro Torres	POND		
Robby Oliver	GDOT District		
Jonathan Dills	GDOT-ROW		
Doris Abramathy	GDOT-Utility		

on phone

lane



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Constructors

3500 Parkway Lane
Suite 500
Peachtree Corners, GA 30092

P 678.336.7740
F 678.336.7744
www.pondco.com

October 16, 2017

City of Peachtree Corners
147 Technology Parkway, Suite 200
Peachtree Corners, GA 30092

**Subject: Environmental Preliminary Screening Report
Peachtree Corner's Trail Scoping Study
City of Peachtree Corners**

This preliminary screening report was conducted to identify potential environmental design constraints along the approximate 12-mile Peachtree Corners Trail project. A review of pertinent geographic information systems (GIS) data was conducted to identify potential aquatic resources and protected species habitat located within the immediate vicinity of the proposed project.

A 200-foot buffer was established around the proposed route to evaluate the environmental resources. This 200-foot corridor was then analyzed for the presence waters of the US, protected species habitat, and environmentally sensitive areas. Sources of these data included but were not limited to the:

- United State Geological Survey (USGS) National Hydrography Dataset (NHD)
- USGS Topographic Quadrangles
- United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI)
- USFWS Information Planning and Conservation (IPaC)
- Georgia Department of Natural Resources (GADNR) Rare Elements
- United States Department of Agriculture (USDA) National Resource Conservation Service (NRCS) Soil Survey.

Land Use/Land Cover

The proposed Peachtree Corners Trail network is located throughout the City of Peachtree Corners. The land use in which this trail network traverses consists of residential, commercial, and industrial development typical of suburban Georgia (see Attachment 1). The corridor is generally located along road rights-of-ways (ROW) within a mixed pine-hardwood forest system typical of the Southern Inner Piedmont Eco-region. During our desktop review, no granite outcrops were identified. The immediate area surrounding this corridor has been historically impacted by agricultural and forestry activities. Currently, this area is impacted by extensive development and commercial uses.

Environmental Liabilities

A review of potential environmentally sensitive areas identified three (3) gasoline filling stations immediately adjacent to the project corridor. A review of the US Environmental Protection Agency (EPA) NEPAAssist portal revealed the identification of four (4) industrial facilities within 0.25 miles of the project corridor with toxic release information. None of these sites are immediately adjacent to the corridor. This review also revealed a lack of brownfield and /or superfund sites within 0.25 mile of the project corridor. The need for further evaluation of these sites will be determined as the project progresses and construction methods are identified.

Water Resources

A preliminary review of USGS and USFWS data resulted in the identification of ten (10) NHD streams, nine (9) NHD waterbodies, and eight (8) NWI resources. A field screening was performed on October 16, 2017 to confirm the presence of the above resources. All areas were assessed from public ROW. During this screening, all NHD and NWI resources which crossed public ROW were confirmed. Various storm water basins were also noted. Trail segments C, D, F2, and F3 have potential to impact the 100-year floodplain. See Figure 2 in attachment A for display of these resources.

Threatened and Endangered Species

A review of IPaC resulted in the identification of two (2) federally protected species known to occur in Gwinnett County. These species are described in the table below:

Federal Threatened and Endangered Species Summary

Common Name	Scientific Name	*Federal Status	Habitat Requirements	Potential Presence within Project Area
Flora				
little amphianthus	<i>Amphianthus pusillus</i>	T	vernal pools on granite outcrops in the Piedmont Ecoregion	Unlikely; no habitat observed within project corridor during desktop screening
black spored quillwort	<i>Isoetes melanospora</i>	E	vernal pools on granite outcrops in the Piedmont Ecoregion	Unlikely; no habitat observed within project corridor during desktop screening

E – Endangered

T – Threatened

Cultural Resources

A desktop screening of historical resources was conducted to identify potential constraints on this project. During this screening exercise, two (2) previously recorded archeological sites and 20 previously recorded historic resources were found within the projects 0.25-mile area of potential effect. None of these features occur within the 200-foot buffer along the project corridor. Please see Attachment 2 – Cultural Resources Screening Report for these findings.

Permit Considerations

Should this proposed project impact Waters of the US, a Section 404 permit from the US Army Corps of Engineers (USACE) may be required. This project will most likely meet the conditions of the 2017 Nationwide Permit Program. Additionally, should impacts to state mandated stream buffers be impacted, a buffer variance from the GA Environmental Protection Division (EPD) may be required. Based on the field screening and concept route, a stream buffer variance is likely to be required. Pond does not anticipate impacts to threatened and endangered species.

Conclusion

These data will be utilized to assist with field preparation and avoidance and minimization of environmental resources. If you have any questions or require any additional information, please contact me at 678.459.2470 or barksdalef@pondco.com.

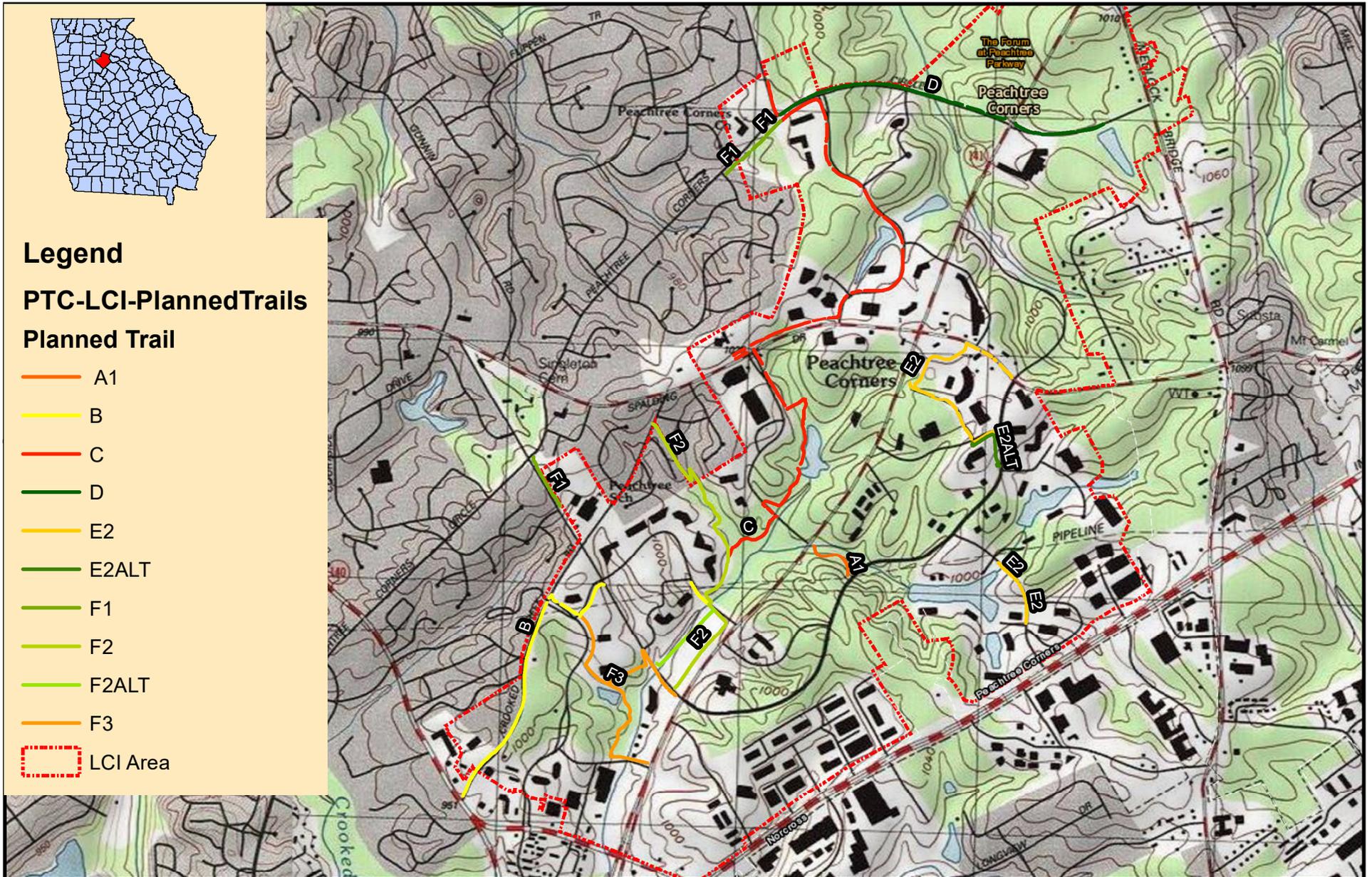
Sincerely,



Flynt Barksdale
Senior Scientist

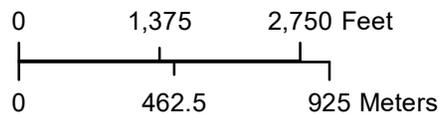
Enclosures: Attachment 1 – Figures
Attachment 2 – Cultural Resources Screening Report

Attachment 1 – Figures

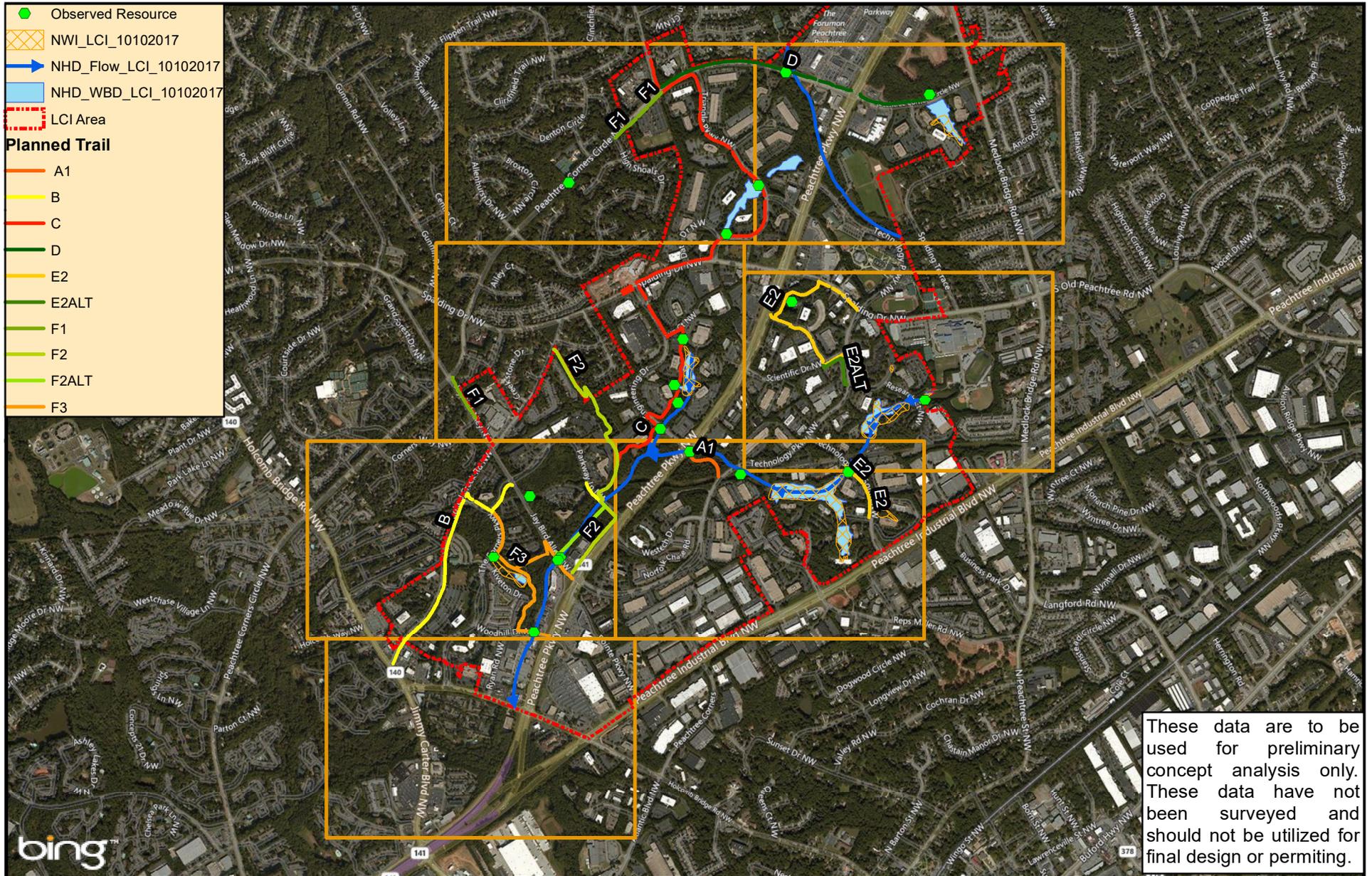


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Figure 1
Location Map

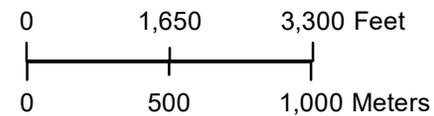
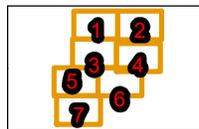


PTC - Trail Scoping Project
 Gwinnett County
 October 2017



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Figure 2-Overview
Environmental Resource Map

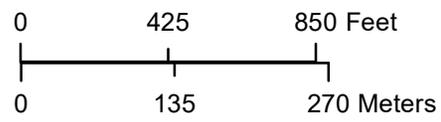
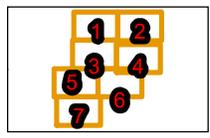


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Gwinnett County
October 2017



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Figure 2-1
Environmental Resource Map

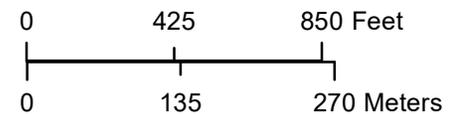
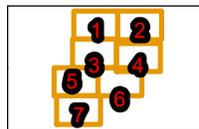


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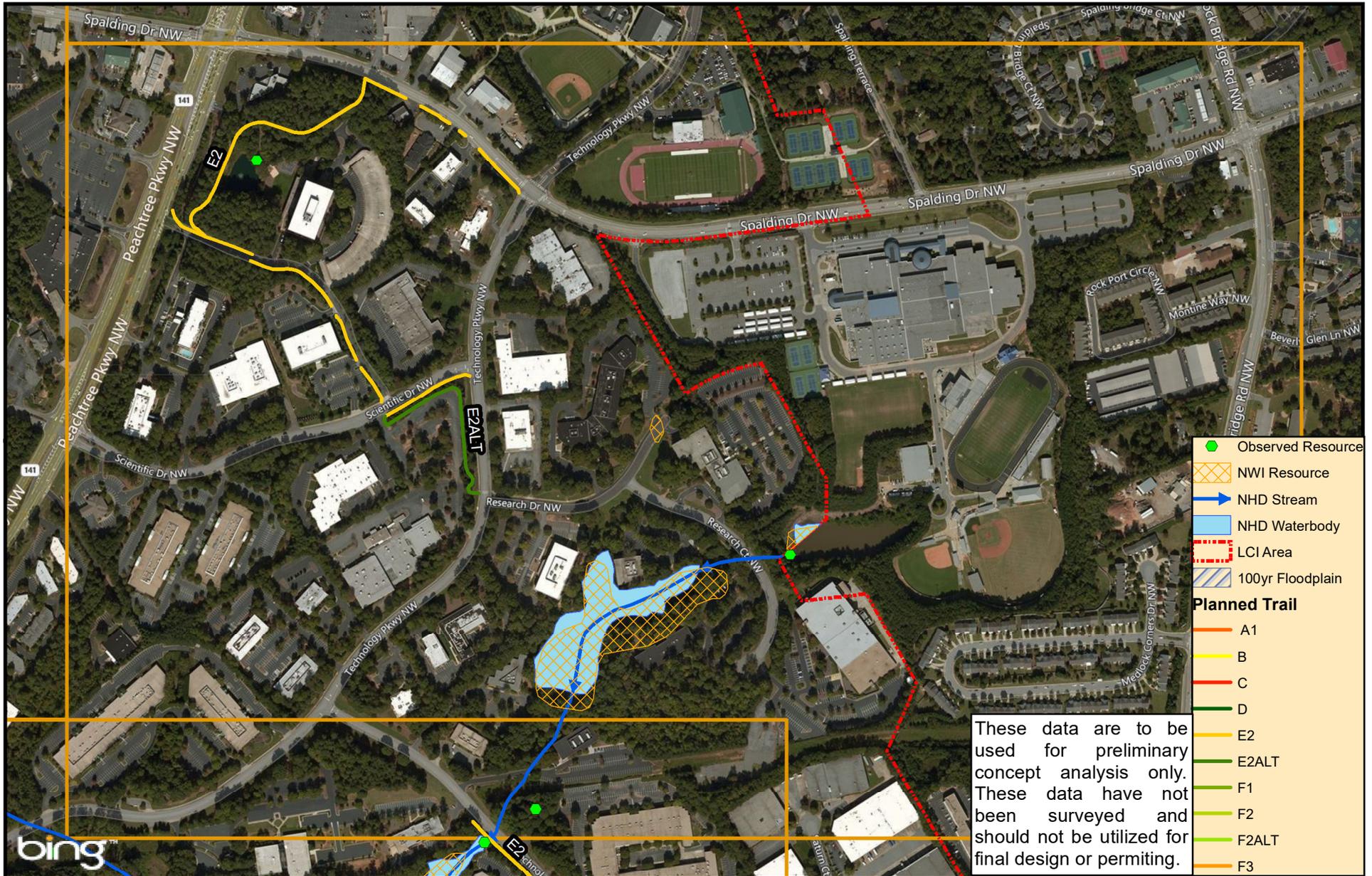


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Figure 2-2
Environmental Resource Map

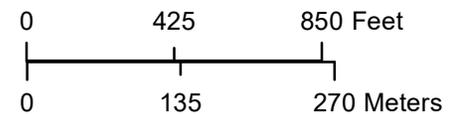
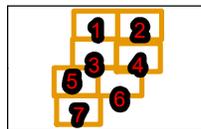


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Gwinnett County
October 2017

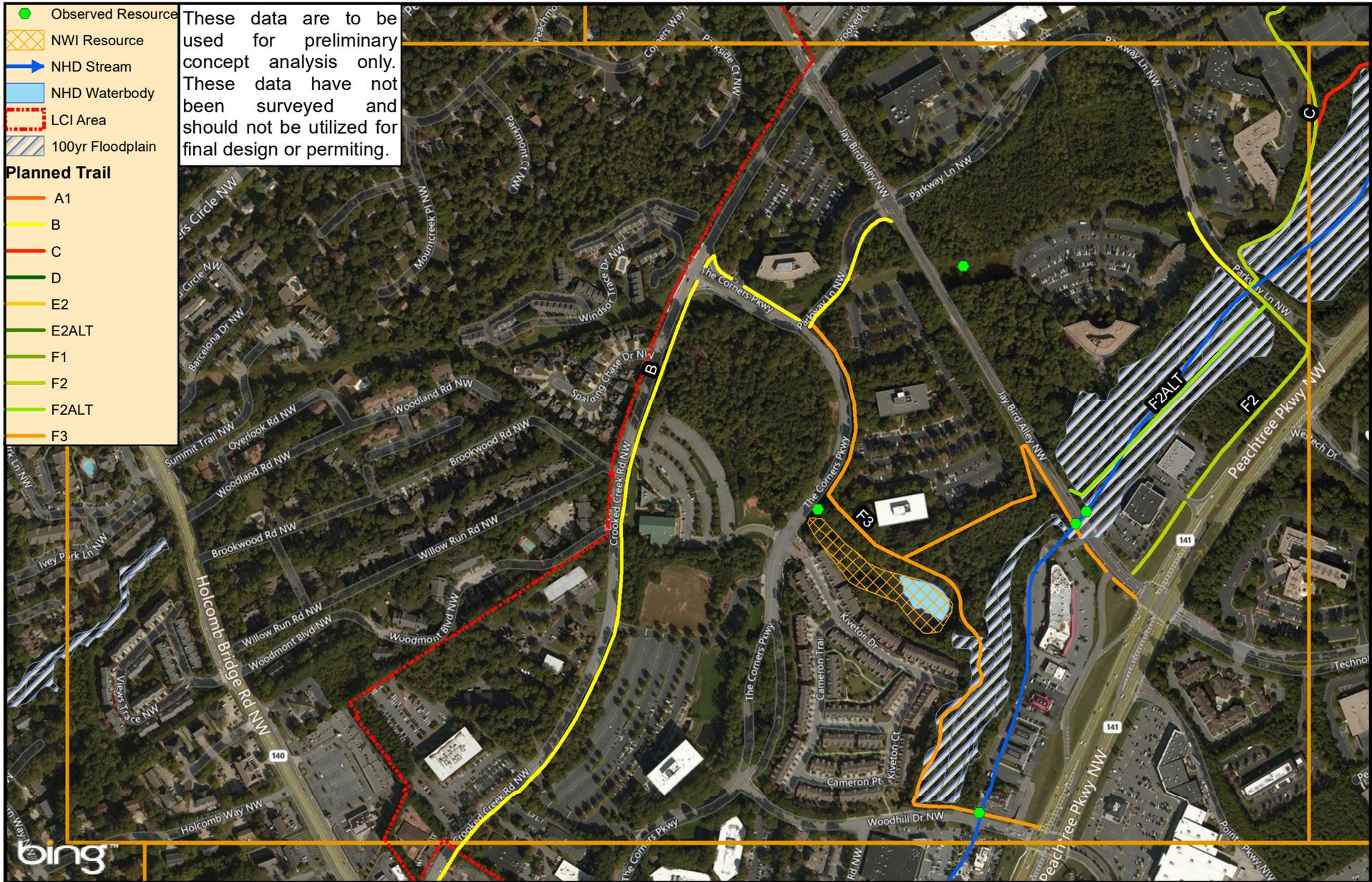


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Figure 2-4
Environmental Resource Map

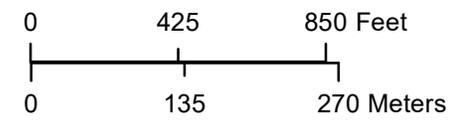
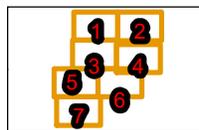


PTC - Trail Scoping Project
 Gwinnett County
 October 2017



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Figure 2-5
Environmental Resource Map

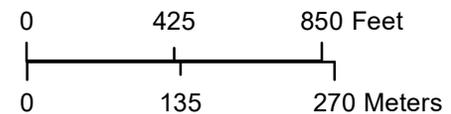
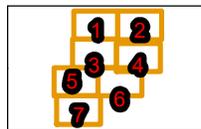


PTC - Trail Scoping Project
Gwinnett County
October 2017

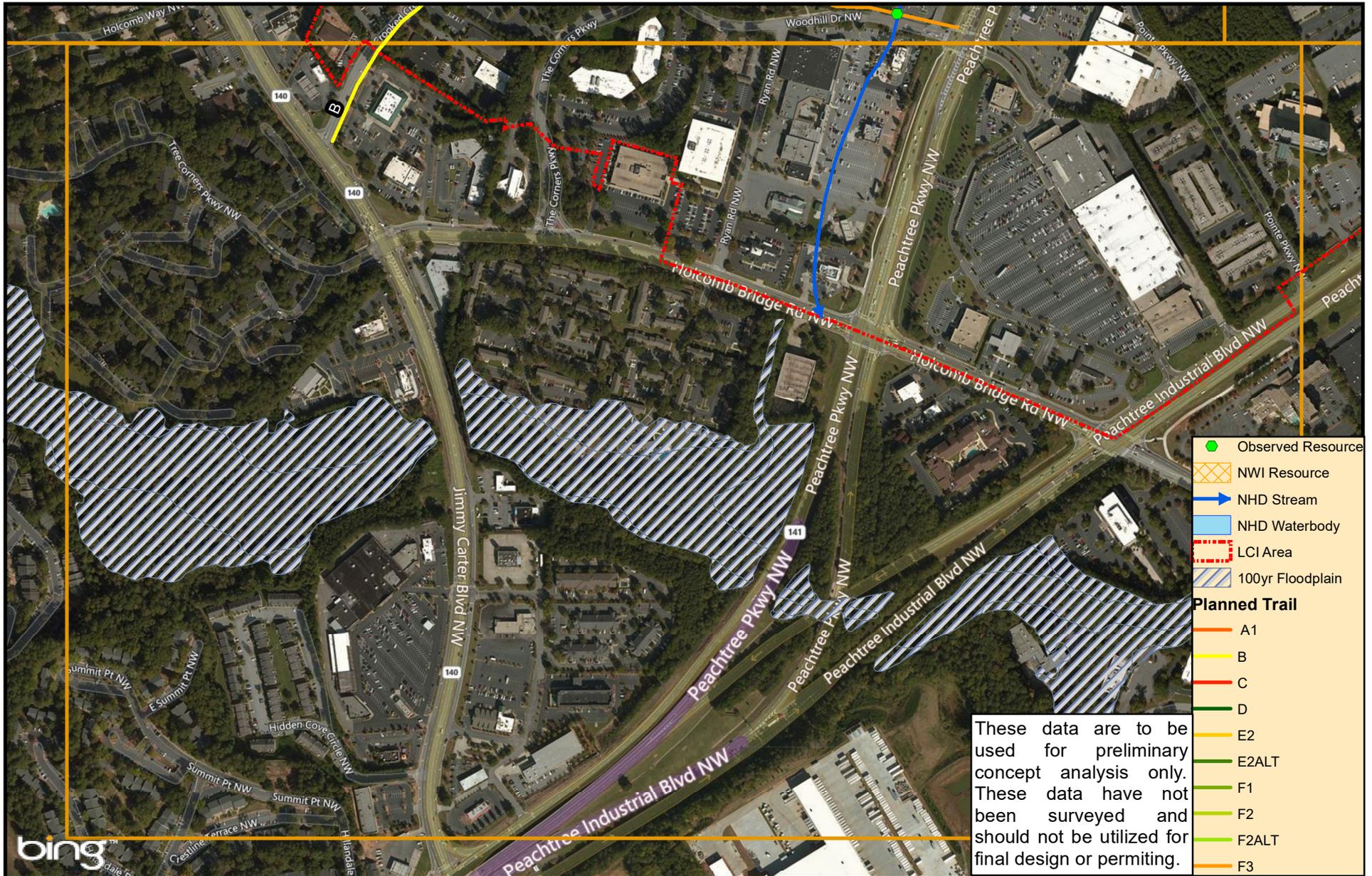


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Figure 2-6
Environmental Resource Map

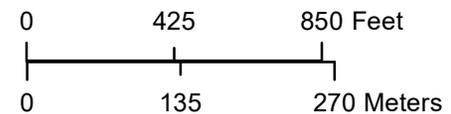
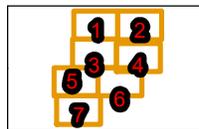


PTC - Trail Scoping Project
Gwinnett County
October 2017



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Figure 2-7
Environmental Resource Map



PTC - Trail Scoping Project
Gwinnett County
October 2017

Attachment 2 – Cultural Resources Screening Report



March 29, 2017

W. Flynt Barksdale
Project Scientist/Environmental Services
Pond
3500 Parkway Lane, Suite 500
Peachtree Corners, GA 30092

Per your request for a Desktop survey to identify previously recorded historic and prehistoric properties within a one-quarter mile radius of the proposed Peachtree Corners Trail project, TerraXplorations, Inc. (TerraX) provides the following information:

PROJECT LOCATION

The project area consists of an approximate 10 mile series of linear trail rights-of-way (ROW) in Peachtree Corner, Georgia. The project includes nine separate segments of various lengths on either side of Highway 141, Peachtree Parkway NW. A large portion of the project runs along existing rights-of-way (Figure 1).

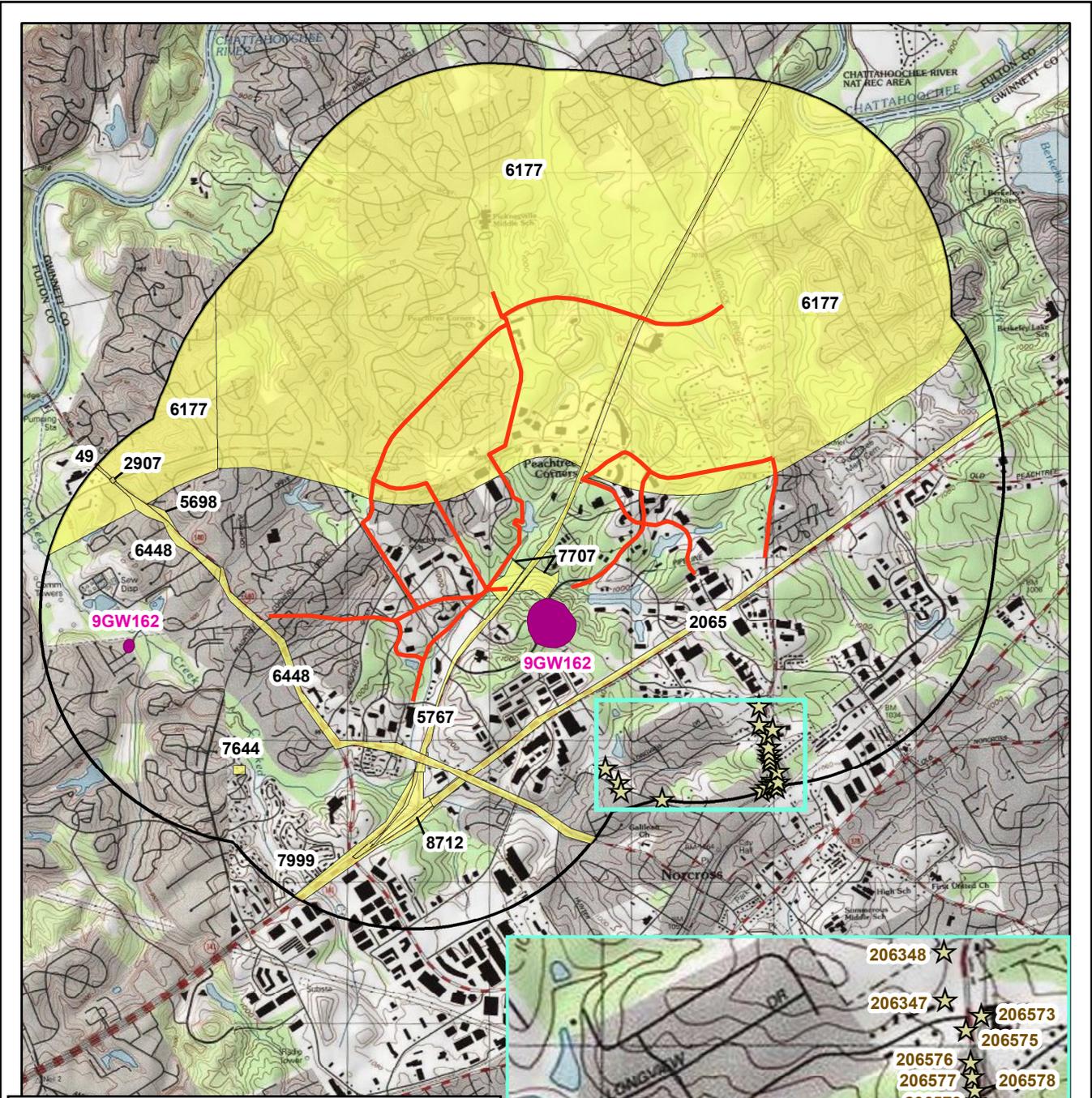
LITERATURE AND DOCUMENT SEARCH

A literature and document search was conducted in order to gather pertinent background information regarding the subject property and its surroundings. This research included inspections of the Georgia Archaeological Site File (GASF), Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS) database (GNAHRGIS 2017) and queries in the National Register of Historic Places (NRHP) (National Park Service 2017). No NRHP listed properties are within one quarter mile of the project area.

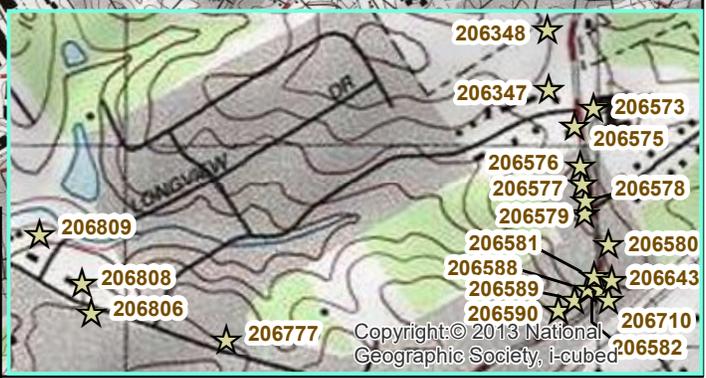
Two previously recorded archaeological sites are shown in the GNAHRGIS database but they have the same site number (9GW162) and are shown in two different locations (see Figure 1). Unfortunately, no data was provided at the state site files about these locations other than to identify the separate locations and to note they were recorded by an amateur. Neither location falls within the proposed project ROW so neither will be impacted by the current project.

Background research revealed 11 previously conducted cultural resources surveys within a quarter mile of the study area (see Figure 1; Table 1). These surveys varied from small park projects and road widening projects to a large investigation for the Chattahoochee National Recreational Area.

Additionally, background research revealed 20 previously recorded historic resources within a quarter mile of the study area (see Figure 1; Table 2). None of these structures fall within the project ROW so they should not be impacted by the proposed trail.



- Survey area
- 1-mile search radius
- Previously recorded archaeological site
- Previous cultural resources survey
- ★ Previously recorded historic resource



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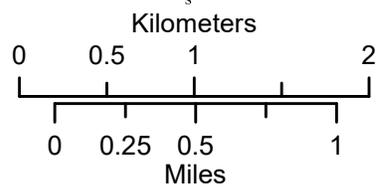
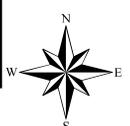


Table 1. Previous Surveys near the project area

Report number	Report Title	Year	Author
UGA Lab of Arch: 0049	Archaeological Survey of the Proposed Martin's Landing Transmission Line Route, Fulton County, Georgia	1977	Betty A. Smith, University of Georgia Archaeology Lab
GASF: 2065 SHPO: HP010206-013	An Archaeological Survey of the NaviGator System on Peachtree Industrial Boulevard, Gwinnett County, Georgia	2001	Chad O. Braley, Edwards-Pitman Environmental Inc
GASF: 2907	Archaeological Survey of Project STP-0003-00(764), Fulton County	2004	Luke W. Erickson, Georgia Department of Transportation
GASF: 5698	Archaeological Assessment of Project NH-165-1(61), Fulton County	1995	Eric A. Duff, Georgia Department of Transportation
GASF: 5767	Archaeological Assessment of Projects FR-104-1(32&33), BHF-F-104-1(29), Fulton-Gwinnett Counties	1987	Robert F. Entorf, Georgia Department of Transportation
GASF: 6177	Chattahoochee National Recreational Area Proposed Research Design and Archaeological Overview	1979	Ellen B. Ehrenhard, Patricia D. O'Grady, Gregory K. Toole, National Park Service
GASF: 6448	Archaeological Assessment of Project CM-00TS(37), Gwinnett County	1995	Sherry Flemming, Georgia Department of Transportation
GASF: 7644	Cultural Resources Review / Section 106 Review Proposed 100-foot Monopole Telecommunications Tower	2014	Erin A. Drake, Terracon
GASF: 7707	Phase I Cultural Resources Survey Proposed TPA Tech Park, Gwinnett County, Georgia	2012	Robert S. Webb, Jonathan A. Bloom, R.S. Webb and Associates
GASF: 7999 SHPO: HP131118-001	Reevaluation of Operational Improvement on S141 SB / Peachtree Parkway SB at Peachtree Industrial Boulevard SB	2015	Siska Williams, Georgia Department of Transportation
GASF: 8712 SHPO: HP131118-001	Operational Improvement on S141 SB / Peachtree Parkway SB at Peachtree Industrial Boulevard SB	2013	Siska Williams, Georgia Department of Transportation

Table 2. Peachtree Corners Structures			
GNARGHIS Number	Structure Description	Location	Year of Construction
206348	Linear Building	824 N. Peachtree Street	1955
206347	Burnett House / Georgian House	809 N. Peachtree Street	1905
206573	House	750 N. Peachtree Street	1946
206575	House	693 N. Peachtree Street	1953
206576	House	669 N. Peachtree Street	1929
206577	Ranch House	657 N. Peachtree Street	1954
206578	House	647 N. Peachtree Street	1930
206579	English Vernacular Revival	645 N. Peachtree Street	1947
206580	Gabled Wing Cottage	614 N. Peachtree Street	1900
206581	House	579 N. Peachtree Street	1940
206588	Side-gabled cottage	573 N. Peachtree Street	1951
206589	Craftsman / Side-gabled cottage	503 N. Peachtree Street	1925
206590	Craftsman / Side-gabled cottage	473 N. Peachtree Street	1925
206643	Garner House / Colonial Revival / Georgian House	566 N. Peachtree Street	1910
206710	cross-gable / Georgian House	548 N. Peachtree Street	1952
206582	Gabled Wing Cottage	561 N. Peachtree Street	1890
206777	Craftsman / Side-gabled cottage	404 Sunset Drive	1944
206806	Ranch House	551 Sunset Drive	1956
206808	Beutell Farm / Georgian House	632 Sunset Drive	1880
206809	House	756 Sunset Drive	1946

TerraX appreciates the opportunity to provide this information to you. Please call if you have any comments or questions.

Sincerely,



Paul D. Jackson
Senior Archaeologist

02019-01-139

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO SUP2018-008, CITY OF DAVID CHURCH, REQUEST TO APPROVE A SPECIAL USE PERMIT TO ACCOMMODATE A RELIGIOUS FACILITY IN AN EXISTING BUILDING AT 3100 AVALON RIDGE PLACE, DIST. 6, LAND LOT 270, PEACHTREE CORNERS, GA.

WHEREAS: Notice to the public regarding said public hearing has been duly published in The Gwinnett Daily Post, the Official News Organ of Peachtree Corners; and

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners on January 22, 2019 and February 26, 2019;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia while in Regular Session on February 26, 2019 that Zoning Case SUP2018-008, City of David Church, is hereby approved for the above referenced property with the following enumerated conditions:

1. The special use permit for City of David shall be limited to the property at 3100 Avalon Ridge Place as shown on the submitted survey;
2. Required inspections and interior finish permits shall be obtained before occupancy;
3. Turning Point Ministry services shall be provided off-site.
4. If the City determines that church activities sufficiently impact existing traffic, the City shall notify the church and the church shall provide an off-duty police officer during those times when church related traffic needs to be managed;
5. Any future expansion of the scope of the facility beyond the worship, clinic and similar services noted in the application which may increase traffic flow to the site or cause vehicular circulation issues on or to the site shall require an amendment to the Special Use Permit.

Effective this 26th day of February, 2019.

So Signed and Witnessed

Approved :

this _____ day of _____, 2019

Attest:

Kymerly Chereck, City Clerk

Mike Mason, Mayor

**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT**

SPECIAL USE PERMIT ANALYSIS

PLANNING COMMISSION DATE: JANUARY 15, 2019

CITY COUNCIL DATE: FEBRUARY 26, 2019

CASE NUMBER: SUP2018-008

APPLICATION REQUEST: Religious Facility

LOCATION: 3100 Avalon Ridge Pl.

PROPERTY SIZE: 5.8 Acres

ZONING: M-1

FUTURE DEVELOPMENT MAP: Preferred Office

APPLICANT: City of David
5875 Peachtree Industrial Blvd., Ste. 370
Norcross, GA 30092

CONTACT: Joseph Takon
770-840-8500

OWNER: City of David
3100 Avalon Ridge Pl.
Peachtree Corners, GA 30071

RECOMMENDATION: Approval with Conditions

PROJECT UPDATE:

At the Planning Commission meeting, questions were asked about the project and the church's overall plans for the site. There were no speakers at the public hearing.

The Commission voted unanimously 3-0 (with 2 absent) to recommend approval of the special use permit with staff conditions.

PROJECT DATA:

The applicant requests a Special Use Permit on a 5.8-acre parcel zoned M-1 (Light Industry District) to permit a facility for the conduct of religious services and ceremonies in an existing building. The office building is part of the Avalon Ridge Business Park, which includes a dozen or so buildings on multiple parcels. The applicant's letter of intent states that City of David Church intends to occupy the 58,000-square-foot building to serve approximately 300

congregants. No additions or alterations to the exterior of the buildings or site are being requested.

The site is predominately located within an industrial area that is along Avalon Ridge Place, which extends off Avalon Ridge Parkway southward from South Old Peachtree Road. The rear and west side of the property abut other properties in the business park. The east side abuts Pinckneyville Park. All adjacent properties are zoned M-I.

The applicant has provided a survey of the site. It includes a one-story, stucco and glass storefront building with large parking lots on each side of the building. The applicant will need at least 60 parking spaces based on their estimated capacity; the site currently has approximately 254 spaces.

The church also provides services such as a free clinic and ministry program. While the ministry program is off-site with visits to facilities such as area homeless shelters, the free clinic will operate on church property. The clinic provides consultation and routine services for uninsured and underinsured patients. The facility is operated by volunteer physicians and other professionals who donate their time to provide such services as blood pressure screening and cholesterol checks. The clinic operates two days per week, typically Wednesdays from 5:00 to 8:00 PM and Saturdays 10:00 AM to 2:00 PM. About ten patients are seen per day and provide their own means of transportation to the clinic. Clinics as a primary use are permitted in M-I.

The site is located within the Employment Corridor Character Area on the Future Development Map. The Employment Corridor is intended to “provide an ideal location for diverse employment- and revenue-generating businesses, both professional and industrial, along attractive gateway and thoroughfares.” Office, light industrial, and small-scale retail (where existing or at a major node) are considered appropriate uses, and sidewalks, architectural and design standards, creative adaptive reuse/redevelopment of existing underutilized structures, parking behind buildings, and natural buffers are encouraged. The site is near the Suburban Neighborhood Character Area, which supports single-family detached residential, open space, institutional (churches and schools), minimal neighborhood-serving retail, and office (where existing).

The City’s Zoning Resolution requires that a facility for the conduct of religious services and ceremonies obtain a Special Use Permit to operate in the M-I zoning district. The purpose of the Special Use Permit review is to ensure that any detrimental aspects of the proposed land use are mitigated through site-specific conditions.

ZONING HISTORY:

The property is zoned M-I (Light Industry District) and is occupied by a 58,000-square-foot office building constructed in 1996. There is no other zoning history on the property.

ZONING STANDARDS:

Zoning Code Section 1702 identifies specific criteria that should be evaluated when considering a zoning decision. These criteria are enumerated as 'A' through 'F', below. Following each item is the applicant's response followed by Staff's comment.

A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

Applicant's Response: Yes.

Staff's Comment: While the subject property is located within the Employment Corridor, which mainly supports office uses, the property is near some residential neighborhoods. A church would be suitable in view of the use and development of adjacent and nearby property as it will mainly operate outside normal business hours of the office park and will serve the nearby community.

B. Will this proposed rezoning, special use permit, or change in conditions adversely affect the existing use or usability of adjacent or nearby property?

Applicant's Response: No.

Staff's Comment: The proposed use should not adversely affect the existing use or usability of adjacent or nearby property as it will be located within an existing office park with sufficient parking.

C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?

Applicant's Response: Yes.

Staff's Comment: The property has a reasonable economic use as currently zoned.

D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

Applicant's Response: No.

Staff's Comment: The impacts of a church on streets, transportation facilities, or utilities are unlikely to be excessive or burdensome. There will be no impact on schools.

E. Is the proposed rezoning, special use permit, or change in conditions in conformity with the policy and intent of the land use plan?

Applicant's Response: Yes.

Staff's Comment: See Comprehensive Plan heading, next page.

F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?

Applicant's Response: Existing conditions support approval of the SUP. Existing fire alarm and life safety of the building are up to code and have been approved by Gwinnett Fire Department.

Staff's Comment: The Comprehensive Plan's support for adaptive reuse of underutilized structures in the Employment Corridor combined with the fact that there are several vacancies in the Avalon Ridge Business Park, gives supporting grounds for approval of the Special Use Permit.

COMPREHENSIVE PLAN:

The 2040 City of Peachtree Corners Character Area Map indicates that the property is located within the Employment Corridor Character Area. Policies for this area encourage office, light industrial, and small-scale retail (where existing or at major nodes). While institutional uses are not explicitly stated, the Employment Corridor does encourage adaptive reuse of existing underutilized structures. In addition, the subject parcel is nearby properties located in the Suburban Neighborhood Character Area, which lists institutional uses such as schools and churches as appropriate.

A Special Use Permit for a church in this location would meet the goals and policies of the Comprehensive Plan and would serve the surrounding residential community.

DEPARTMENT ANALYSIS:

The subject property is a 5.8-acre site located at 3100 Avalon Ridge Place. The property is surrounded by M-I (Light Industry) zoning.

The 2040 Comprehensive Plan indicates that the parcel lies within the Employment Corridor Character Area. This character area encourages the adaptive reuse of existing underutilized structures. The proposed use conforms to this development guideline. The request to permit church uses in this existing structure would be consistent with the policies of the Character area and would put a vacant building suite back into productive use.

RECOMMENDATION:

After review of the applicant's proposal and other relevant information, it is recommended that SUP2018-008 be approved with the following conditions:

1. The special use permit for City of David shall be limited to the property at 3100 Avalon Ridge Place as shown on the submitted survey;
2. Required inspections and interior finish permits shall be obtained before occupancy;
3. Turning Point Ministry services shall be provided off-site.

4. If the City determines that church activities sufficiently impact existing traffic, the City shall notify the church and the church shall provide an off-duty police officer during those times when church related traffic needs to be managed;
5. Any future expansion of the scope of the facility beyond the worship, clinic and similar services noted in the application which may increase traffic flow to the site or cause vehicular circulation issues on or to the site shall require an amendment to the Special Use Permit.



PUBLIC HEARING APPLICATION

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

A properly completed application and fees are due at the time of submittal. **An incomplete application will not be accepted.** Original signatures are required for the Application.

REQUIRED ITEMS	NUMBER OF COPIES	REQUIRED	PROVIDED
Completed Application Form	• 1 original	<input type="checkbox"/>	<input type="checkbox"/>
Boundary Survey with Legal Description	• 1 full size copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan	• 1 full size Copy • 1- 8-1/2" x 11" or 11" x 17" reduction	<input type="checkbox"/>	<input type="checkbox"/>
Letter of Intent	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Applicant Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Property Owner Certification with Notarized Signature	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Standards Governing Exercise of the Zoning Power	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Verification of Paid Property Taxes (most recent year)	• One (1) Copy (per tax parcel)	<input type="checkbox"/>	<input type="checkbox"/>
Electronic copy of complete package	• One (1) copy	<input type="checkbox"/>	<input type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input type="checkbox"/>	<input type="checkbox"/>
ADDITIONAL EXHIBITS (IF REQUIRED)			
Additional site plan requirements for R-TH, R-ZT, Modified, CSO, OBP, MUD or MUO rezoning requests	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Study	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Development of Regional Impact Review Form	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>
Community Information Meeting Certification	• 1 copy	<input type="checkbox"/>	<input type="checkbox"/>

REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME: <u>D. Christy Akinropo</u>	NAME: <u>RCCA City of David</u>
ADDRESS: <u>530 Highland Station Dr</u>	ADDRESS: <u>3100 Avalon Ridge Pl</u>
CITY: <u>Suwanee</u>	CITY: <u>Peachtree Corners</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30071</u>
PHONE: <u>678-558-4025</u>	PHONE: <u>678-558-4025</u>
E-MAIL: <u>Leadersrealty@gmail.com</u>	E-MAIL: _____

Co-APPLICANT CONTACT, IF DIFFERENT THAN ABOVE

CONTACT PERSON: Ifiok Emmanuel PHONE: 678-641-7572

CONTACT'S E-MAIL: Ifiokemmanuelolutions.com

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): M1 REQUESTED ZONING DISTRICT: M1

LAND DISTRICT(S): 6 LAND LOT(S): 270 ACREAGE: 5.87

ADDRESS OF PROPERTY: 3100 Avalon Ridge Pl, Peachtree Corners GA
30071

PROPOSED DEVELOPMENT: Religious Assembly

Staff Use Only This Section

Case Number: SUP 2018-008 Hearing Date: P/C _____ C/C _____ Received Date: _____

Fees Paid: _____ By: [Signature]

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

NON-RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units _____

No. of Buildings/Lots: _____

Dwelling Unit Size (Sq. Ft.): _____

Total Bldg. Sq. Ft.: _____

Gross Density: _____

FEE SCHEDULE

1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

A. For the following single-family residential zoning districts: RA-200, R-140, R-LL, R-I00, R-75, RL, MHS.

- 0 - 5 Acres = \$ 500
- > 5 - 10 Acres = \$ 1,000
- > 10 - 20 Acres = \$ 1,500
- > 20 - 100 Acres = \$ 2,000
- > 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100
- Maximum Fee: \$10,000

B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-I0, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED or CSO.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$40 for each additional acre over 100

2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts
(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: C-I, C-2, C-3, O-I, OBP, M-I, M-2, HS, NS.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)

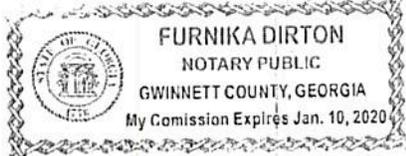
Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).

APPLICANT'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

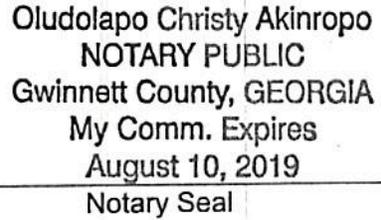
[Signature] _____ Date 11/30/18
Signature of Applicant
O. Christy Akinropo, Broker
Type or Print Name and Title

[Signature] _____ Date 11-30-18 Notary Seal
Signature of Notary Public


PROPERTY OWNER'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

[Signature] _____ Date 11/30/18
Signature of Property Owner
Joseph Takon,
Type or Print Name and Title

[Signature] _____ Date 11/30/18 Notary Seal
Signature of Notary Public


**Oludolapo Christy Akinropo
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Comm. Expires
August 10, 2019**

APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

Pursuant to section 1702 of the 2012 zoning resolution, the city council finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?

Yes

- B. Will this proposed rezoning, special use permit, or change in conditions will adversely affect the existing use or usability of adjacent or nearby property?

No

- C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?

Yes

- D. Will the proposed rezoning, special use permit, or change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No

- E. Will the proposed rezoning, special use permit, or change in conditions is in conformity with the policy and intent of the land use plan?

Yes

- F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?

Existing conditions support approval of special use permit. Existing fire alarm and life safety of the building are up to code and have been approved by Gwinnett County Fire Department.



BILL DETAIL

[View/Pay Your Taxes](#) / [Account Detail](#) / [Bill Detail](#)

Tax Account

Mailing Address:
 AVALON 3100 LLC
 123 GROVE AVE STE 212
 CEDARHURST , NY 11516-2302

SITUS:
 3100 AVALON RIDGE PL

Tax District:
 PEACHTREE CORNERS

Parcel ID	Property Type	Last Update
R6270 059	Real Property	11/30/2018 11:01:06 AM

Legal Description

AVALON RIDGE PLACE

Tax Values

Description	Market Value	Assessed Value
Land	\$1,019,400.00	\$407,760.00
Improvement	\$1,819,600.00	\$727,840.00
Total	\$2,839,000.00	\$1,135,600.00
Class Codes	397-Office Warehouse	

Assessments

Operation	Net Tax	Savings
<u>School Taxes</u>	\$22,484.88	\$0.00
<u>STATE OF GEORGIA TAXES</u>	\$0.00	\$0.00
<u>City of Peachtree Corners</u>	\$0.00	\$0.00
<u>County Incorporated with Police</u>	\$14,716.24	\$0.00
Sub Total	\$37,201.12	\$0.00
Bond	Net Tax	Savings
<u>School Taxes</u>	\$2,214.42	\$0.00
<u>County Incorporated with Police</u>	\$0.00	\$0.00
Sub Total	\$2,214.42	\$0.00
Special Assessment	Net Tax	Savings
<u>PEACHTREE CORNERS STORMWATER FEES</u>	\$4,066.38	\$0.00
Sub Total	\$4,066.38	\$0.00
Total Tax	\$43,481.92	\$0.00

Tax Installment Information

Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	23562499	10/15/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
Total Due:				\$0.00	\$0.00	\$0.00	\$0.00

Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	23562499	B18.111834	\$43,481.92	10/15/2018

December 14th, 2018

Jeff Conkle
Planning & Zoning Administrator
310 Technology Parkway
Peachtree Corners, GA 30092

RE: Letter of Intent for Operations at 3100 Avalon Ridge Place, Peachtree Corners, GA 30071 (“3100 Avalon Ridge Place”) Redeemed Christian Church of God, City of David (“RCCG City of David”).

Dear Mr. Jeff Conkle:

RCCG City of David is a nonprofit organization that has been registered with the Georgia Secretary of State since 2000. It is led by Pastor Joseph Takon, who is also a physician. RCCG City of David officially started church services in April 2001 in the Double Tree Hotel on Peachtree Dunwoody Road. One year later, it moved to the Holiday Inn on Chamblee Dunwoody Road. In June 2003, it moved to 6767 Peachtree Industrial Boulevard and in September 2011, it moved to 5875 Peachtree Industrial Boulevard, Norcross, GA. From May 2011 till September 2011, it held its services at the neighboring Pinckneyville Park.

RCCG City of David has about three hundred members who attend Sunday services. Its members range from teenagers to young adults and the elderly. Many of its members are professionals in the community. There are many members who are medical doctors and nurses, many of whom volunteer at the free clinic offered by the church.

RCCG City of David offers a free medical clinic to members of the community, and over six thousand visits have been recorded within the past five years. RCCG City of David also has a Ministry called The Turning Point Ministry, a division responsible for feeding the hungry and the homeless in the community. Dr. Joseph Takon is also the curator of a mentorship program that mentors student doctors, young adults and emerging leaders.

RCCG City of David has been recognized both locally and nationally and has had a relationship with the Norcross and Peachtree Corners community. Dr. Joseph Takon was recognized and invited by the White House as one of two thousand leaders nationwide in the first Faith-Based Community Initiative Conference in 2005. The City of Norcross has also given a commendation letter to RCCG City of David in recognition of its community involvement, especially in running its free community clinic. Pinckneyville Park has been the location for its annual Fourth of July cookout and was the location for its services from May 2011 to September 2011.

RCCG City of David holds its Sunday Services from 9:00 A.M. till 1:30 P.M. and holds its Wednesday services from 7:00 P.M. to 8:30 P.M. The 3100 Avalon Ridge space is needed in order to consolidate all of RCCG City of David's activities under one roof. At 5875 Peachtree Industrial Boulevard, RCCG City of David rented two suites (Suites 340 & 370) to accommodate its church services as well as space for offices for staff; this fragmented its operational efforts. To the contrary, 3100 Avalon Ridge Place would offer, under one roof, a space for its three hundred congregants to hold Sunday and Wednesday services, as well as a space for offices for its staff and a conference room for important meetings, and rooms for its community initiative. The space is also needed so that children of congregants can be properly kept during services, and so that teenagers can have classrooms for mentoring programs during services.

3100 Avalon Place has about 330 parking spaces, which is more than enough to accommodate the parking needs of congregants. RCCG City of David is looking forward to a continued relationship as part of the Norcross/Peachtree Corners community.

If you have any questions, I am available to speak with you.

Yours truly,



Joseph Takon
Pastor

Aerial View

NanoLumens

Avalon Ridge Pl NW

Stratix Corporation

RCCG-CITY of David Atlanta

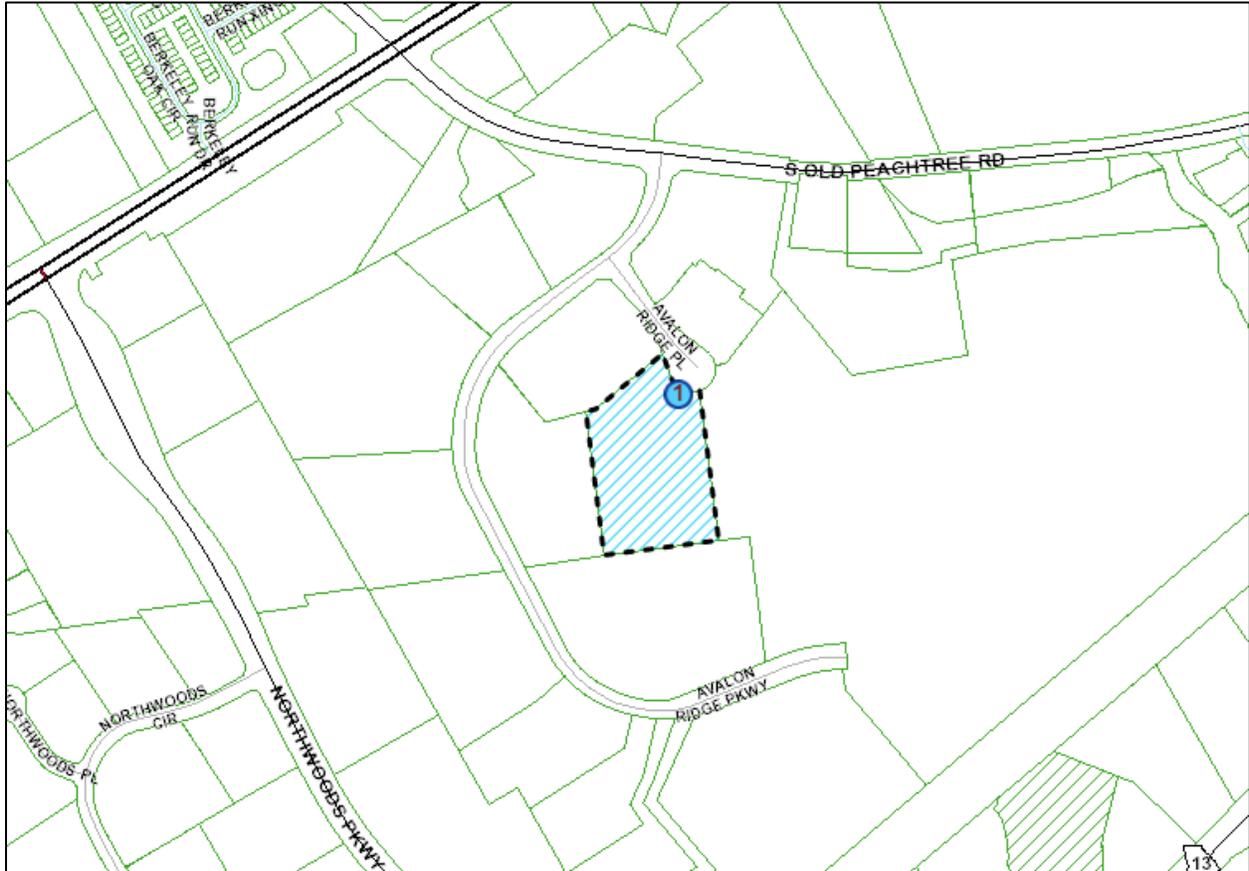


View from driveway
entrance on Avalon
Ridge Place



PROPERTY LOCATION MAP

City of David Church



CASE NUMBER:	SUP2018-008		
	PLANNING COMMISSION	CITY COUNCIL 1ST READING	CITY COUNCIL 2ND READING
HEARING DATES:	JAN 15, 2018	JAN 22, 2018	FEB 26, 2018
PROPERTY ADDRESS:	3100 Avalon Ridge Place		

02019-01-140

AN ORDINANCE OF THE CITY OF PEACHTREE CORNERS, GEORGIA TO AMEND ARTICLE III OF THE CITY OF PEACHTREE CORNERS ZONING RESOLUTION BY AMENDING DEFINITIONS TO DEFINE HOSPITAL, MEDICAL CLINIC, MEDICAL OFFICE, AND RESIDENTIAL TREATMENT FACILITY AND TO AMEND ARTICLE XIII OF THE CITY OF PEACHTREE CORNERS ZONING RESOLUTION BY AMENDING THE PERMITTED USES OF ZONING CODE SEC. 1307 C-1 DISTRICT, SEC. 1308 C-2 DISTRICT, SEC. 1308A C-3 DISTRICT, SEC. 1309 O-I DISTRICT, SEC 1309A OBP DISTRICT, SEC. 1310, M-1 LIGHT INDUSTRY DISTRICT, AND SEC. 1311 M-2 HEAVY INDUSTRY DISTRICT; REPEALING ALL CONFLICTING ORDINANCES; AND SETTING AN EFFECTIVE DATE

WHEREAS, the Mayor and Council of the City of Peachtree Corners are charged with the protection of the public health, safety, and welfare of the citizens of Peachtree Corners; and

WHEREAS, pursuant to Section 1.12(a) of the City Charter, the City is charged with exercising the powers of zoning; and

WHEREAS, Notice to the public regarding said public hearing has been duly published in The Gwinnett Daily Post, the Official News Organ of Peachtree Corners; and

WHEREAS, the Mayor and Council desire to amend the current zoning resolution;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia that the Zoning Resolution be amended as follows:

Section 1. (words ~~struck through~~ are deleted and words underlined are added)

ARTICLE III, DEFINITIONS

...

Hospital. A facility licensed by the State of Georgia which provides medical care, testing, or treatment primarily on an inpatient basis and which also provides emergency room medical care and services.

...

Medical clinic. A facility, including but not limited to urgent care clinics, which provides specialized physical or mental medical care, testing, or treatment on an unscheduled, walk-in, or appointment basis with no overnight stays, by physicians, dentists, optometrists, and other healthcare practitioners licensed by the State or Georgia.

...

Medical office. An office which provides scheduled physical or mental medical care, testing, or treatment, with no overnight stays, by physicians, dentists, optometrists, and other healthcare practitioners licensed by the State or Georgia.

...

Residential treatment facility. A facility licensed by the State of Georgia which provides overnight accommodations in conjunction with the treatment of mental health, substance abuse, addiction, or other medical issues.

...

ARTICLE XIII, USE PROVISIONS

...

Section 1307. C-1 Neighborhood Business District.

...

Permitted Uses.

...

B. Office Uses.

...

3. ~~Doctor, dentist or chiropractor offices.~~ Medical office.

...

Section 1308. C-2 General Business District.

...

Permitted Uses.

...

B. Office Uses.

...

3. ~~Doctor, dentist or chiropractor offices.~~ Medical office.

6. Medical Clinic

...

Section 1308A. C-3 Highway Business District.

...

Permitted Uses.

...

B. Office Uses.

...

3. ~~Doctor, dentist or chiropractor offices.~~ Medical office.

6. Medical Clinic

...

Section 1309. O-I Office-Institutional District.

1. Permitted Uses.

...

h. Medical office.

...

Section 1309A. OBP Office-Business Park District.

...

Within the OBP Office-Business Park Zoning District, a building or land may be used for the following purposes:

...

1a. Medical office.

...

Section 1310. M-1 Light Industry District.

...

Permitted Uses.

...

~~Hospital or medical clinic.~~

...

Medical clinic.

...

Medical office.

...

Residential treatment facility.

...

Section 1311. M-2 Heavy Industry District.

...

Permitted Uses.

...

~~Hospital or medical clinic.~~

...

Medical clinic.

...

Medical office.

...

Residential treatment facility.

Section 2.

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

SO ORDAINED AND EFFECTIVE, this ____ day of _____, 20__.

Approved:

Mike Mason, Mayor

ATTEST:

_____(SEAL)
Kym Chereck, City Clerk

DRAFT



Memo

TO: Planning Commission
 FROM: Diana Wheeler, Community Development Director
 DATE: January 15, 2019
 SUBJECT: Amendments to medical uses

Peachtree Corners’ 2040 Comprehensive Plan recommends that the City continually re-evaluate its ordinances to ensure that they remain relevant and useful. Accordingly, staff has found that the medical-related uses permitted in the Zoning Ordinance lack definitions and need further refinement.

As such, staff is proposing to define terms, to simplify terms and make them consistent across zoning district, and to add a new use to a limited number of zoning districts. The terms “medical office,” “medical clinic,” “hospital,” and “residential treatment facility” will be the new, defined terms with consistent vocabulary throughout the Zoning Ordinance. Residential treatment facility is the new use which is proposed to be permitted in the M-1 and M-2 zoning districts.

The table below summarizes the changes across all affected zoning districts:

<i>Zoning District</i>	<i>Current Uses</i>	<i>Proposal</i>
C-1	Doctor, dentist or chiropractor offices	Change to medical office
C-2	Doctor, dentist or chiropractor offices	Change to medical office
	Medical clinic	Remains the same
C-3	Doctor, dentist or chiropractor offices	Change to medical office
	Medical clinic	Remains the same
O-I	Professional and business offices	Remains the same Add medical office
OBP	Professional and business offices	Remains the same Add medical office
M-1	Hospital or medical clinic	Separate into hospital Separate into medical clinic
	Offices, professional/business	Remains the same Add medical office
	Nothing currently	Add residential treatment facility
M-2	Hospital or medical clinic	Separate into hospital Separate into medical clinic
	Offices, professional/business	Remains the same Add medical office
	Nothing currently	Add residential treatment facility

02019-01-141

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO AMEND ARTICLE I OF CHAPTER 42 OF THE PEACHTREE CORNERS CODE OF ORDINANCES IN ORDER TO MODIFY REGULATIONS PERTAINING TO THE DISCHARGE OF WEAPONS; TO REPEAL CONFLICTING ORDINANCES; AND TO PROVIDE AN EFFECTIVE DATE;

WHEREAS, the Mayor and Council of the City of Peachtree Corners, Georgia is authorized under Article IX, Section II, Paragraph III of the Constitution of the State of Georgia to adopt reasonable ordinances to protect and improve the public health, safety, and welfare of the citizens of the City of Peachtree Corners, Georgia; and

WHEREAS, regulating the discharge of weapons in within the city limits serves a public purpose and protects the public interest; and

WHEREAS, on 11/15/16, the Mayor and Council adopted Ordinance 2016-09-80 which prohibits the discharge of weapons in residential areas; and

WHEREAS, there is a desire to expand the weapons discharge prohibition to apply throughout the city

NOW THEREFORE, the Council of the City of Peachtree Corners hereby ordains, as follows:

SECTION I: Article I of Chapter 42 relating to Nuisances is hereby amended by as follows:

Sec. 42-3 – Discharge of Weapons.

a. It shall be unlawful to discharge any firearm within the ~~residential areas of the~~ City of Peachtree Corners. This section shall not be construed to prohibit any officer of the law from discharging a firearm in the performance of his/her duty, or to prohibit any citizen from discharging a weapon when lawfully defending persons or property (including without limitation domesticated pets), or destroying a dangerous wild animal. This section shall not apply to bb guns or air pellet rifles or authorized indoor shooting ranges. The term “indoor shooting range” is defined as a room, place, or enclosure where the discharge of firearms is permitted to practice marksmanship.

b. It shall be unlawful to discharge any bow or crossbow within the ~~residential areas of the~~ City of Peachtree Corners ~~without a current Georgia hunting license and written permission of the owner(s) of any property where such discharge of bow or crossbow will occur. This section shall not apply to archery target practice.~~ This section shall not apply to persons discharging a bow or crossbow on that person's own property or with written permission of the owner(s) of any property where such discharge of any bow or crossbow will occur. Discharging any bow or crossbow upon the property of another, or causing an arrow or bolt to cross the property line of another, without first obtaining written permission of such property owner(s) shall be considered a violation of this section.

SECTION II: Sections 42-4 - 42-22 of Article I of Chapter 42 are hereby Reserved.

SECTION III: It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of The Code of the City of Peachtree Corners, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

SECTION IV: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION V: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

SECTION VI: This Ordinance shall become effective immediately upon adoption.

SO ORDAINED this day of February, 2019.

CITY OF PEACHTREE CORNERS, GEORGIA

By: _____
Mike Mason, Mayor

Attest:

Kym Chereck, City Clerk

(SEAL)

02019-01-142

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO SUP2018-009, WESLEYAN SCHOOL, REQUEST TO APPROVE A SPECIAL USE PERMIT TO ACCOMMODATE A PRIVATE SCHOOL USE ON TWO RESIDENTIALLY-ZONED PROPERTIES AT 3625 AND 3645 SPALDING TERRACE, DIST. 6, LAND LOT 301, PEACHTREE CORNERS, GA.

WHEREAS: Notice to the public regarding said public hearing has been duly published in The Gwinnett Daily Post, the Official News Organ of Peachtree Corners; and

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners on February 26, 2019 and March 26, 2019;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia while in Regular Session on March 26, 2019 that Zoning Case SUP2018-009, Wesleyan School, is hereby approved for the above referenced property with the following enumerated conditions:

1. The special use permit for Wesleyan School shall be limited to the properties at 3625 Spalding Terrace (AKA 3635 Spalding Terrace) and 3645 Spalding Terrace as shown on the submitted survey;
2. Condition D of O2012-12-72 and O2012-12-73 shall be waived in order to allow the development of athletic fields on the subject properties.
3. Athletic fields shall be the only permitted use on the subject properties;
4. Required inspections and permits shall be obtained before use begins;
5. There shall be no lighting of the athletic fields at this location;
6. There shall be no vehicular or pedestrian access to the facilities via Spalding Terrace; all access shall be through the existing school campus;
7. There shall be no construction access to the property from Spalding Terrace except to demolish existing homes and remove debris.
8. Landscaping and fencing shall be provided which matches or exceeds that along Spalding Terrace adjacent to the existing soccer fields. A landscape plan shall be submitted to Staff for approval.

Effective this 26th day of March, 2019.

So Signed and Witnessed

Approved :

this _____ day of _____, 2019

Attest:

Kymberly Chereck, City Clerk

Mike Mason, Mayor

02019-01-143

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO SUP2019-001, CELEBREMOS SU GLORIA, REQUEST TO APPROVE A SPECIAL USE PERMIT TO ACCOMMODATE A RELIGIOUS FACILITY IN AN EXISTING BUILDING AT 3120 MEDLOCK BRIDGE RD., BUILDING A, DIST. 6, LAND LOT 271, PEACHTREE CORNERS, GA.

WHEREAS: Notice to the public regarding said public hearing has been duly published in The Gwinnett Daily Post, the Official News Organ of Peachtree Corners; and

WHEREAS: Public Hearings were held by the Mayor and City Council of Peachtree Corners on February 26, 2019 and March 26, 2019;

NOW THEREFORE, IT IS HEREBY ORDAINED by the governing authority of the City of Peachtree Corners, Georgia while in Regular Session on February 26, 2019 that Zoning Case SUP2019-001, Celebremos Su Gloria, is hereby approved for the above referenced property with the following enumerated conditions:

1. The special use permit for Celebremos Su Gloria shall be limited to the property at 3120 Medlock Bridge Road, Building A as shown on the submitted survey.
2. A shared parking agreement shall be established for the office park property.
3. Required inspections and interior finish permits shall be obtained before occupancy;
4. If the City determines that church activities sufficiently impact existing traffic, the City shall notify the church and the church shall provide an off-duty police officer during those times when church related traffic needs to be managed;
5. Any expansion of the use beyond the worship service and specific other services noted in the application which may increase traffic flow to the site or cause vehicular circulation or parking issues on or to the site shall require an amendment to the Special Use Permit.
6. Church use of the property may not begin until all permitted construction has been completed, a certificate of occupancy has been issued, and a business license has been granted.
7. If the church use has not commenced within twelve months, or if it becomes inactive for more than sixty days after it becomes operational, then the Special Use approval shall become void.

Effective this 26th day of March, 2019.

So Signed and Witnessed

Approved :

this _____ day of _____, 2019

Attest:

Kymberly Chereck, City Clerk

Mike Mason, Mayor

02019-02-144

**AN ORDINANCE TO AMEND CHAPTER 6 (“ALCOHOLIC BEVERAGES”) OF THE
CODE OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO STRIKE ALL
LANGUAGE PERTAINING TO HAPPY HOUR**

WHEREAS, the Mayor and Council of the City of Peachtree Corners are charged with the protection of the public health, safety, and welfare of the citizens of Peachtree Corners; and

WHEREAS, Chapter 6 of The Code of the City of Peachtree Corners, Georgia, currently prevents retail establishments licensed to sell alcoholic beverages for promotional rates during any period of the day; and

WHEREAS, the Mayor and Council further desire to allow such licensees the ability to offer for sale alcoholic beverages at promotional rates; and

NOW THEREFORE, the Council of the City of Peachtree Corners hereby ordains, as follows:

Section 1: Chapter 6 (Alcoholic Beverages) of The Code of the City of Peachtree Corners, Georgia, is hereby amended by deleting Article VIII (Happy Hour), Section 6-234 (Promotions and Sales) in its entirety, leaving the entirety of Article VIII of Chapter 6 “Reserved.”

Section 2: This Amendment shall become effective immediately upon its adoption by the City Council, and incorporated into the Code of the City of Peachtree Corners, Georgia. This Amendment hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED AND EFFECTIVE, this the ___ day of _____, 2019.

APPROVED:

Mike Mason, Mayor

ATTEST:

Kym Chereck, City Clerk (Seal)

R2019-02-115

**A RESOLUTION OF THE CITY OF PEACHTREE CORNERS, GEORGIA
APPOINTING CERTAIN PLANNING COMMISSION MEMBERS TO FILL
VACANCIES.**

WHEREAS, the Planning Commission was constituted in September 2012 with five members and amended to also include two alternate members; and

WHEREAS, the Planning Commission has two vacancies in regular member positions and two vacancies in alternate member positions; and

WHEREAS, these Planning Commission candidate members are recommended for appointment by a panel of staff, elected officials, and appointed officials; and

WHEREAS, the City Council wishes to fill the vacancies with these recommended candidate members by appointment to terms identified below;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council that the following Planning Commission members shall be appointed as shown:

1. Shanga White, Regular Member
(to Fill the Unexpired Term of Mark Middleton) term expires 1/15/2020
2. James Blum, Regular Member
(to Fill the Expired Term of Italia Metts) term expires 1/15/2021
3. Joseph Collins, Alternate Member term expires 1/15/2021
4. Lance Campbell, Alternate Member term expires 1/15/2021

SO RESOLVED AND EFFECTIVE, this the 26th day of February 2019.

Approved:

Mike Mason, Mayor

Attest:

Kym Chereck, City Clerk
Seal

R2019-02-116

**A RESOLUTION OF THE CITY OF PEACHTREE CORNERS, GEORGIA
APPOINTING CERTAIN ZONING BOARD OF APPEALS MEMBERS TO FILL
VACANCIES.**

WHEREAS, the Zoning Board of Appeals was constituted in September 2012 with five members and amended to also include two alternate members; and

WHEREAS, the Zoning Board of Appeals has one vacancy in regular member positions and two vacancies in alternate member positions; and

WHEREAS, these Zoning Board of Appeals candidate members are recommended for appointment by a panel of staff, elected officials, and appointed officials; and

WHEREAS, the City Council wishes to fill the vacancies with these recommended candidate members by appointment to terms identified below;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council that the following Zoning Board of Appeals members shall be appointed as shown:

1. James Kucik, Regular Member
(to Fill the Unexpired Term of James Blum) term expires 1/15/2021
2. Jack DeLong, Alternate Member term expires 1/15/2021
3. Sherry Ferguson, Alternate Member term expires 1/15/2021

SO RESOLVED AND EFFECTIVE, this the 26th day of February 2019.

Approved:

Mike Mason, Mayor

Attest:

Kym Chereck, City Clerk
Seal