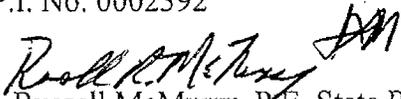




**DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA**

INTERDEPARTMENT CORRESPONDENCE

FILE STP00-0002-00(392) OFFICE Roadway Design  
Forsyth County  
P.I. No. 0002392 DATE June 8, 2010

FROM   
Russell McMurry, P.E, State Roadway Design Engineer

TO Brent A. Story, P.E, State Design Policy and Support Engineer

**SUBJECT Request for Location and Design Approval**

**Description and Project Proposal:** This project is the widening and reconstruction of SR 20 from just south of Samples Road/CR 80 to James Burgess Road/CR 450. State Route 20 serves as a principal crossing over the Chattahoochee River, linking Forsyth and Gwinnett counties south of Lake Lanier. State Route 20 is classified as an urban minor arterial and is part of the National Highway System. State Route 20 is currently a two lane rural arterial east of Samples Road. This route has a center two-way left turn lane south of Samples Road to just north of Windermere Parkway. The purpose of the project is to improve east-west mobility along SR 20, which serves as a primary arterial between Forsyth County and Gwinnett County in this location. With SR 20 experiencing high traffic volumes, the widening of this section of roadway will reduce congestion on this important east-west arterial. Design Speed is 45 MPH. Project Length is 2.75 miles.

The proposed construction will provide the following section on SR 20 from approximately 450 feet south of Samples Road to approximately 1325 feet south of Windermere Parkway. Two 12 foot travel lanes in each direction divided by a 44 foot depressed grass median including 2 foot paved inside shoulders, 16 foot outside shoulders which will include curb and gutter, and 5 foot sidewalk. Beginning approximately 1325 feet south of Windermere Parkway, the 44 foot depressed grass median section will begin a 270 foot transition to a 44 foot flush median containing a 16 foot raised island to a point approximately 325 feet south of James Burgess Road. This section change is to accommodate for single and dual left turn lanes associated with the James Burgess/SR 20 intersection. Beginning approximately 325 feet south of the James Burgess intersection the 44 foot flush median containing a 16 foot raised island section will begin a 485 foot transition back to the aforementioned 44 foot depressed grass median to tie to the proposed 44 foot depressed grass median section for the bridge replacement project BRST0-0054-01(063), which replaces the existing single bridge with twin bridges. Left turn lanes will be provided at median openings. Right turn lanes will be provided at each side road. Type "B" median crossovers will be utilized for left turns where applicable.

**Concept Approval Date:** August 15, 2005

**Concept update:** A design variance was approved on September 8, 2006. The variance will allow the placement of a median opening along SR 20 between Windermere Pkwy and James Burgess Rd at 1226+13. This opening would allow access to a driveway for a future commercial/office development by LW/FR Windermere, LLC from SR 20. The proposed median opening is spaced 1140 ft from James Burgess Rd and would not comply with GDOT's policy of a minimum median spacing of 1320 for rural areas.

**Environmental Document Type and Approval Date:** EA FONSI approved June 2, 2010

**Public Involvement:**

• **Public Hearing Open House Results:**

- The PHOH was held on August 6, 2009 at Sugar Hill Community Center, located at 1166 Church Street, Sugar Hill, GA 30518.
- 357 in attendance.
- Officials in attendance were: Brian Allen, Gwinnett County; Tim Allen, Forsyth County; Mark Hamilton, GA House of Representatives District 23; Gary Pirkle, Mayor Sugar Hill.
- 96 comments:

<u>No. Opposed</u>	<u>No. In Support</u>	<u>Condition</u>	<u>Uncommitted</u>
4	57	14	21

- Public Concerns:
  - Increased number of lanes and project traffic will result in noise impacts,
  - Proposed right of ways and easements will adversely impact existing driveways or use of property
  - Proposed median will require u-turns to access subdivisions and individual properties
  - Request for traffic signals at median breaks
- No major changes were made due to the public's comments

• **Public Information Open House:**

- The first PIOH was held on July 19, 2005 at Mashburn Elementary School, located at 3777 Samples Road, Cumming, GA 30041 This PIOH only covered the Forsyth County portion of the project.
- 128 people in attendance
- 58 comments:

<u>No. Opposed</u>	<u>No. In Support</u>	<u>Condition</u>	<u>Uncommitted</u>
4	32	21	1

- Public Concerns:
  - The Urgency of the project & the time required to complete it
  - An increase in noise level
  - Property acquisitions and the impact to particular properties
  - The need for new signals

- The need for a left turn lanes and safe access to SR 20 from properties
- No major changes were made due to the public's comments.

• **Public Information Open House:**

- The second PIOH was held on March 7, 2006 at Sugar Hill Community Center, located at 1166 Church Street, Sugar Hill, GA 30518. This PIOH only covered the Gwinnett County portion of the project.
- 349 people in attendance
- 84 comments:

<u>No. Opposed</u>	<u>No. In Support</u>	<u>Condition</u>	<u>Uncommitted</u>
3	11	65	5

- Public Concerns:
  - To build six lane roads instead of four and turn existing two lane roads into four.
  - Access to resident's properties during construction
  - A request for median opening , left turn lanes and safe access to SR 20 from properties
  - The urgency of the project & the time required to complete it
  - The addition of bike lanes, pedestrian underpasses, traffic signals, stop signs and turn arrows
  - Property acquisition and the impact to particular properties
  - An Increase in noise level and the need for noise barriers
  - Traffic control during construction
  - The desire to lengthen turn lanes into certain properties
- No major changes were made due to the public's comments.

**Consistency with Approved Planning:**

The design description as presented herein and submitted for approval is consistent with the approved Concept Report.

**Recommendations:** It is recommended that the location and design for the project be approved and that the attached Notice be approved for advertising.

RECOMMEND:   
Director of Engineering

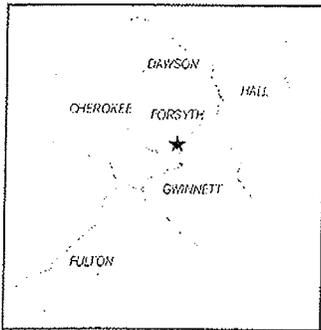
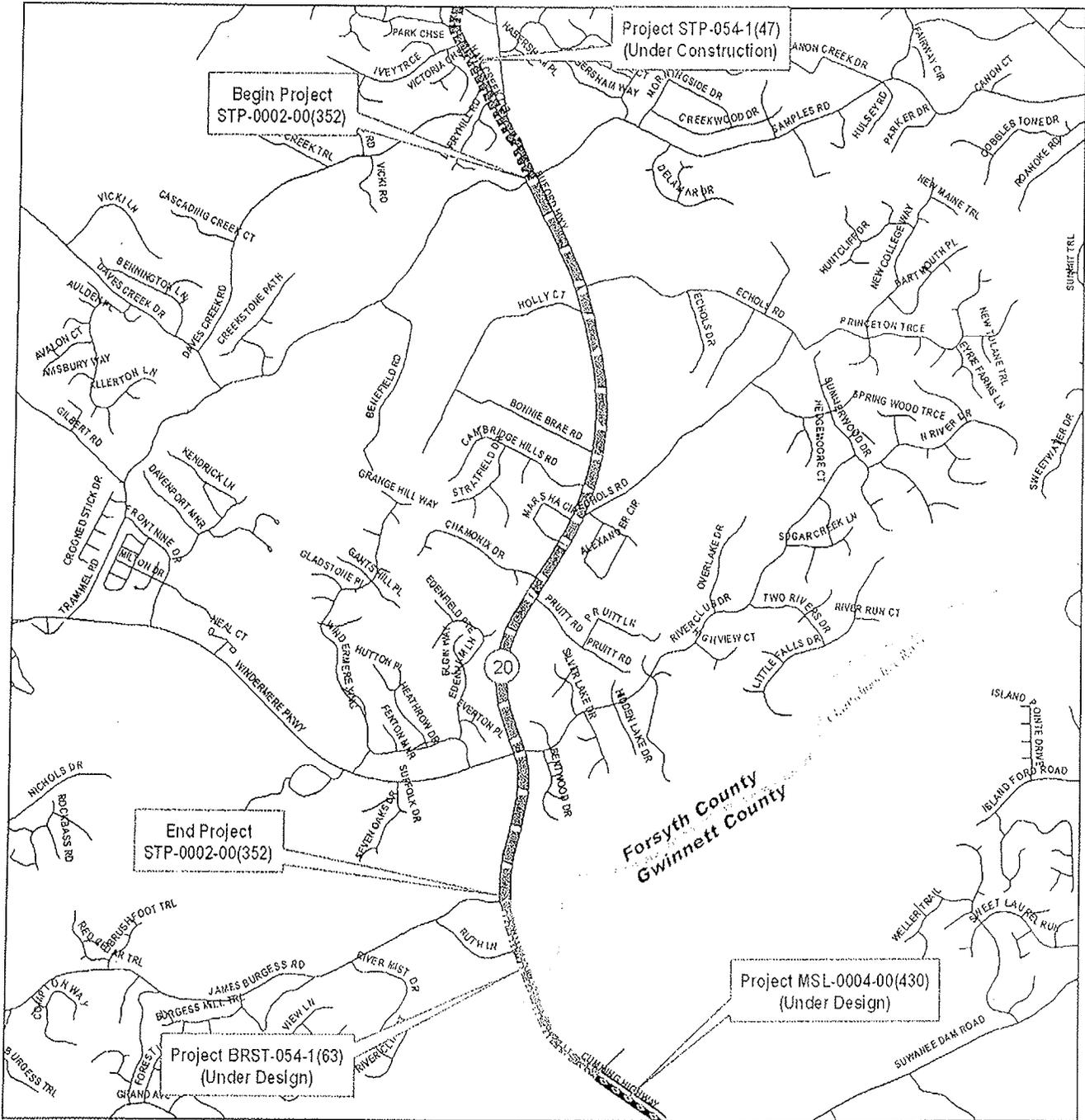
6-18-10  
Date

APPROVE:   
Chief Engineer

6/18/10  
Date of Approval

Attachments:

- Sketch Map
- Cost Estimate
- Notice of Location and Design Approval



Project Location Map	
Legend	
	County Boundary
	Rivers and Streams
	Project Line
0 2,500 5,000 Feet	

STP-0002-00(392)  
 P.I. #: 0002392  
 SR 20 - Samples Road to James Burgess Road  
 Forsyth County



## Estimate Report for file "002392"

Section ROADWAY ITEMS					
Item Number	Quantity	Units	Unit Price	Item Description	Cost
153-1300	1	EA	61928.33	FIELD ENGINEERS OFFICE TP 3	61928.33
201-1501	44	AC	2500.0	CLEARING AND GRUBBING	110000.0
205-0001	76925	CY	4.28	UNCLASS EXCAV	329239.0
206-0002	264122	CY	4.99	BORROW EXCAV, INCL MATL	1317968.78
310-5100	19719	SY	9.2	GR AGGR BASE CRS, 10 INCH, INCL MATL	181414.8
310-5120	119586	SY	15.29	GR AGGR BASE CRS, 12 INCH, INCL MATL	1828469.94
402-3112	15324	TN	85.0	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1302540.0
402-3113	11493	TN	85.0	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	976905.0
402-3121	45971	TN	85.0	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	3907535.0
413-1000	69652	GL	3.01	BITUM TACK COAT	209652.52
441-0104	9913	SY	29.09	CONC SIDEWALK, 4 IN	288369.17
441-6221	30039	LF	14.89	CONC CURB & GUTTER, 8 IN X 30 IN, TP 1	447280.71
550-1180	19165	LF	34.41	STORM DRAIN PIPE, 18 IN, H 1-10	659467.64
550-1240	5034	LF	42.37	STORM DRAIN PIPE, 24 IN, H 1-10	213290.58
550-1300	2885	LF	52.7	STORM DRAIN PIPE, 30 IN, H 1-10	152039.5
550-1360	1825	LF	65.31	STORM DRAIN PIPE, 36 IN, H 1-10	119190.75
550-1420	118	LF	86.85	STORM DRAIN PIPE, 42 IN, H 1-10	10248.3
550-1600	412	LF	128.26	STORM DRAIN PIPE, 60 IN, H 1-10	52843.11
550-3318	5	EA	835.13	SAFETY END SECTION 18 IN, STORM DRAIN, 4:1 SLOPE	4175.65
550-4218	24	EA	545.96	FLARED END SECTION 18 IN, STORM DRAIN	13103.04
550-4224	5	EA	626.87	FLARED END SECTION 24 IN, STORM DRAIN	3134.35
550-4230	7	EA	713.73	FLARED END SECTION 30 IN, STORM DRAIN	4996.11
550-4236	3	EA	1016.05	FLARED END SECTION 36 IN, STORM DRAIN	3048.14
550-4242	19	EA	1262.5	FLARED END SECTION 42 IN, STORM DRAIN	23987.5
634-1200	85	EA	93.74	RIGHT OF WAY MARKERS	7967.9
641-1200	4044	LF	15.25	GUARDRAIL, TP W	61671.0
641-5001	10	EA	536.11	GUARDRAIL ANCHORAGE, TP 1	5361.1
641-5012	10	EA	1677.58	GUARDRAIL ANCHORAGE, TP 12	16775.8
643-0010	1850	LF	30.2	FIELD FENCE WOVEN WIRE	55870.0
668-1100	103	EA	1857.04	CATCH BASIN, GP 1	191275.12
668-2100	117	EA	2840.29	DROP INLET, GP 1	332313.93
668-2200	55	EA	2856.0	DROP INLET, GP 2	157080.0
668-4300	19	EA	1934.19	STORM SEWER MANHOLE, TP 1	36749.61
668-5000	7	EA	1788.42	JUNCTION BOX	12518.94
<b>Section Sub Total:</b>					<b>\$13,098,411.35</b>

Section TRAFFIC CONTROL					
Item Number	Quantity	Units	Unit Price	Item Description	Cost
150-1000	1	Lump Sum	900000.0	TRAFFIC CONTROL	900000.0
<b>Section Sub Total:</b>					<b>\$900,000.00</b>

Section EROSION CONTROL					
Item Number	Quantity	Units	Unit Price	Item Description	Cost
163-0010	1	Lump Sum	950000.0	EROSION CONTROL	950000.0
<b>Section Sub Total:</b>					<b>\$950,000.00</b>

Section SIGNING AND MARKING					
Item Number	Quantity	Units	Unit Price	Item Description	Cost
633-2999	1	Lump Sum	1300000.0	SIGNING AND MARKING	1300000.0
<b>Section Sub Total:</b>					<b>\$1,300,000.00</b>

Section GRASSING/LANDSCAPE					
Item Number	Quantity	Units	Unit Price	Item Description	Cost
009-3501	1	Lump Sum	120000.0	MISCELLANEOUS LANDSCAPE ITEMS	120000.0
<b>Section Sub Total:</b>					<b>\$120,000.00</b>

Section MAJOR ITEMS					
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Item Number	Quantity	Units	Unit Price	Item Description	Cost
111-1111	1	Lump Sum	750000.0	MAJOR STRUCTURES	750000.0
<b>Section Sub Total:</b>					<b>\$750,000.00</b>

**Total Estimated Cost: \$17,118,411.35**

<b>Subtotal Construction Cost</b>	<b>\$17,118,411.35</b>
E&C Rate 10.0 %	\$1,711,841.13
Inflation Rate 5.0 % @ 2 Years	\$1,930,100.88
<hr/>	
<b>Total Construction Cost</b>	<b>\$20,760,353.36</b>
Right Of Way	0.00
ReImb. Utilities	0.00
<hr/>	
<b>Grand Total Project Cost</b>	<b>\$20,760,353.36</b>

**DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA**

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**INTERDEPARTMENT CORRESPONDENCE**

**FILE** Project No. STP00-0002-00(392) **OFFICE** Right of Way  
P.I. No. 0002392 County Forsyth  
SR 20 from CR 80/Samples Road to CR 450/James Burgess Road

**DATE** 04/16/2010

**FROM** Howard P. Copeland, Right of Way Administrator

**TO** Hiral Patel, Project Manager

**SUBJECT** Cost Estimates Mgmt LET Date: 05/15/2012  
Mgmt R/W Date: 03/19/2010

Attached is a current detailed cost estimate that we received that will be utilized for Right of Way authorization.

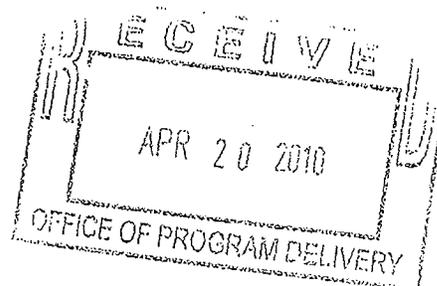
ROW Phase: 2010	\$9,481,132.54
ROW Phase: 2011	\$8,998,912.00
ROW Phase: None	\$7,571,200.00

**Attached Cost Estimate \$45,780,000.00**

Please let Floyd J. Williams know, for tracking purposes, once the cost estimate has been sent to Engineering Services. Right of Way funding cannot be requested until the cost estimate has been approved by the Chief Engineer.

I have also attached a copy of the latest cost estimate (Preliminary) we have on file that was completed January 28, 2005 for \$19,960,000. This should provide some insight as to the difference between the funding that has been set up in the program and the new Detailed Cost Estimate.

Timely submission of the cost estimate and timely approval notification is critical to maintaining the Right of Way authorization schedule. If you have any questions please call Floyd J. Williams at 404-347-0191.



DEPARTMENT OF TRANSPORTATION  
STATE OF GEORGIA

INTERDEPARTMENTAL CORRESPONDENCE

FILE: R/W Cost Estimate

OFFICE: Gainesville

DATE: 4-12-2010

FROM:  Brad Whitecotton, District Right of Way Team Manager

TO: Howard P. Copeland, State Right of Way Administrator

ATTN: Katrina Anderson

SUBJECT: RIGHT OF WAY COST ESTIMATE

PROJECT: STP-0002-00 (392)

COUNTY: Forsyth

P.I. NUMBER: 00002392

Attached is the project Right of Way Cost Estimate on the above referenced project. It is estimated that the cost of right of way plus all related expenses will be \$ 45,780,000.00.

If we can offer further assistance, please contact me or Kevin D York of this office at 770 718 5050

GEORGIA DEPARTMENT OF TRANSPORTATION  
 DETAILED ROW COST ESTIMATE SUMMARY

Date (MM/YYYY): April-10      Project: STP-0002-00(392)  
 Revised:      County: Forsyth  
    PI: 2392  
 Description: Widening and Reconstruction of SR 20 Burford Highway  
 Parcels: 85      R/W Plan Date:

CONTRACT

Land and Improvements \_\_\_\_\_ \$43,375,701.21  
 Valuation Services \_\_\_\_\_ \$374,875.00  
 Legal Services \_\_\_\_\_ \$544,875.00  
 Relocation \_\_\_\_\_ \$291,250.00  
 Demolition \_\_\_\_\_ \$302,000.00  
**TOTAL CONTRACT \_\_\_\_\_ \$44,888,701.21**

INHOUSE

**TOTAL INHOUSE \_\_\_\_\_ \$890,000.00**  
**TOTAL ESTIMATED COSTS \_\_\_\_\_ \$45,778,701.21**

**TOTAL ESTIMATED COSTS (ROUNDED) \_\_\_\_\_ \$45,780,000.00**

Preparation Credits	Hours	Signature

*[Handwritten Signature]* CG#: 261379 (DATE) 4-13-10  
*[Handwritten Signature]* CG#: 6731 (DATE) 4-13-10

Attachment(s): Project Location Map; Subject/Comp Location Map; Comparable Sales Data

Georgia Department of Transportation  
Detailed ROW Cost Estimate Worksheet

Project/County/PI

STP-0002-00(392)

Forsyth

2392

	A	B	C	D
1	Land and Improvements			
2	Fee Simple Estimate	\$12,084,896.00		
3	Perm Esmt Estimate	\$6,605,997.75		
4	Temp Esmt Estimate	\$0.00		
5	Potential Excess Estimate	\$4,508,950.00		
6	Damages	\$303,500.00		
7	Improvements	\$901,760.00		
8	Trade Fixtures	\$323,500.00		
9	Cost to Cures	\$659,000.00		
10	Minimum Award Adjustment	\$675.50		
11				
12				
13				
14				
15				
16				
17				
18	SUB TOTAL PROPERTY TYPES			\$25,388,279.25
19	Counter Offers and Condemnation Increases (50%)			\$12,694,139.63
20	Let Date (MM/YYYY)			May-12
21	Projected Market Appreciation (10%)			\$5,293,282.33
22	GRAND TOTAL LANDS AND IMPROVEMENTS			\$43,375,701.21

Georgia Department of Transportation  
Detailed ROW Cost Estimate Worksheet

Project/County/PI

STP-0002-00(392)

Fuquay

2392

	A	B	C	D
Valuation Services	Agriculture	Residential	Commercial	Industrial
1 Appraisals (# of Parcels)	0	12	73	0
2 Estimated Fees (per Parcel)	\$0.00	\$2,200.00	\$3,000.00	\$0.00
3 TOTAL APPRAISALS	\$0.00	\$26,400.00	\$219,000.00	\$0.00
4 Sign Estimates	0	0	17	0
5 Estimated Fees	\$0.00	\$0.00	\$1,000.00	\$0.00
6 TOTAL SIGN ESTIMATES	\$0.00	\$0.00	\$17,000.00	\$0.00
7 Specialty Reports	0	0	15	0
8 Estimated Fees	\$0.00	\$0.00	\$2,000.00	\$0.00
9 TOTAL SPECIALTY REPORTS	\$0.00	\$0.00	\$30,000.00	\$0.00
10 Septic/Well Reports	0	5	0	0
11 Estimated Fees	\$0.00	\$1,500.00	\$0.00	\$0.00
12 TOTAL SEPTIC/WELL REPORTS	\$0.00	\$7,500.00	\$0.00	\$0.00
13				
14				
15				
16 TOTAL VALUATION FEES	\$0.00	\$33,900.00	\$266,000.00	\$0.00
17	SUB TOTAL VALUATION SERVICES			\$299,900.00
18	Updates and Incidentals (Min \$2,500 or 25%)			\$74,975.00
19	GRAND TOTAL VALUATION SERVICES			\$374,875.00

Georgia Department of Transportation  
Detailed ROW Cost Estimate Worksheet

Project/County/PI

STP-0002-00(392)

Forsyth

2392

	A	B	C	D
	Parcels	Estimated Fees		TOTALS
1	Meeting with Attorney	85	\$125.00	\$10,625.00
2	Preliminary Titles	85	\$200.00	\$17,000.00
3	Closing and Final Title	85	\$300.00	\$25,500.00
4	Recording Fees	85	\$50.00	\$4,250.00
5	Condemnation Filing	13	\$5,000.00	\$65,000.00
6	Litigation Costs	13	\$25,000.00	\$325,000.00
7	Updates and Incidentals	13	\$7,500.00	\$97,500.00
8				
9				
10				
11				
12				
13				
14				
15				
16				
17	<b>GRAND TOTAL LEGAL SERVICES</b>			<b>\$544,875.00</b>

## NOTICE OF LOCATION AND DESIGN APPROVAL

Project Number: STP00-0002-00(392)

Forsyth County

P.I. No.: 0002392

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

The date of Location and Design approval is June 18, 2010

### Description of the Proposed Project:

This project is the widening and reconstruction of SR 20 from south of Samples Road/CR 80 to south of James Burgess Road and prior to Ruth Lane. The project is located 100% in Forsyth County, 15% in the 7<sup>th</sup> U.S. Congressional District and 85% located in the 9<sup>th</sup> U.S. Congressional District. The project is located in land lots 55, 56, 57, 61, and 62 of the 14<sup>th</sup> Land District and land lots 429, 430, 434, 435, 502, 503, 505, 506, 577, 578, 647, and 648 of the 2<sup>nd</sup> Land District.

### Description of the Proposed Construction:

The existing SR 20 two lane roadway with a center two-way left turn lane south of Samples Road to Windermere Parkway would be widened and reconstructed to two 12 foot travel lanes in each direction divided by a 44 foot depressed grass median including 4 foot paved inside shoulders, 16 foot outside shoulders including curb and gutter, and 5 foot sidewalk. Left turn lanes will be provided at median openings. Right turn lanes will be provided at each side road. Existing SR 20 from Windermere Parkway to a point north of James Burgess Road would be widened and reconstructed to two 12 foot travel lanes in each direction divided by a 44 foot depressed grass median, 16 foot outside shoulders including curb and gutter, and 5 foot sidewalk. Dual left turn lanes will be provided for northbound SR 20 onto Windermere Parkway. Existing SR 20 from a point north of James Burgess Road to a point south of James Burgess Road would be widened and reconstructed to two 12 foot travel lanes in each direction divided by a 16 foot raised median, 16 foot outside shoulders including curb and gutter, and 5 foot sidewalk. Dual left turn lanes will be provided for northbound SR 20 onto James Burgess Road. Existing SR 20 from a point south of James Burgess Road would be widened and reconstructed to two 12 foot travel lanes in each direction divided by a 44 foot depressed grass median, 16 foot outside shoulders including curb and gutter, and 5 foot sidewalk until the project ends south of James Burgess Road and prior to Ruth Lane.

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of Transportation:

Mr. Matthew Needham  
Email address: [mneedham@dot.ga.gov](mailto:mneedham@dot.ga.gov)  
Georgia Department of Transportation  
2594 Gillsville Highway  
Gainesville, GA 30507  
770-535-5759

Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to:

Hiral Patel, Project Manager  
Georgia Department of Transportation  
600 West Peachtree Street  
Atlanta, GA 30308  
E-mail: [hpatel@dot.ga.gov](mailto:hpatel@dot.ga.gov)  
Telephone: 706-601-1849

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