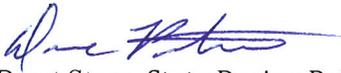


ORIGINAL TO GENERAL FILES

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA**

**OFFICE OF DESIGN POLICY & SUPPORT
INTERDEPARTMENTAL CORRESPONDENCE**

FILE P.I. #0007636 & 0008950 **OFFICE** Design Policy & Support
CSHPP-0007-00(636) &
CSMSL-0008-00(950)
Bibb County **DATE** June 16, 2010
Walkways in Water Works, Ocmulgee &
Central City Parks and Ocmulgee Heritage
Trail Overlook

FROM  for Brent Story, State Design Policy Engineer

TO SEE DISTRIBUTION

SUBJECT APPROVED CONCEPT REPORT WITH NOTICE OF LOCATION & DESIGN

Attached is the approved Concept Report with Notice of Location and Design for the above subject project.

Attachment

DISTRIBUTION:

Genetha Rice-Singleton, Program Control Administrator
Ron Wishon, State Project Review Engineer
Glenn Bowman, State Environmental Administrator
Ken Thompson, Statewide Location Bureau Chief
Michael Henry, Systems & Classification Branch Chief
Kathy Zahul, State Traffic Operations Engineer
Angela Alexander, State Transportation Planning Administrator
Paul Liles, State Bridge Engineer
Bobby Hilliard, State Program Delivery Engineer
Angela Robinson, Financial Management Administrator
Jeff Baker, State Utilities Engineer
Tom Queen, Thomaston District Planning & Programming Engineer & Project Manager
Kerry Gore, Thomaston District Utilities Engineer
Bill Rountree, Thomaston District Preconstruction Engineer
David Millen, Thomaston District Engineer
David Coleman, Macon Area Engineer (D3A4)
BOARD MEMBER - 8th Congressional District

09

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

Office of District 3 Design

Project Number: *CSSHPP-0007-00(636) & CSMSL-0008-00(950)*

County: *Bibb*

P. I. Number: *0007636 & 0008950*

Federal Aid Route Number: *None*

State Route Number: *None*

County Route Number: *None*

Recommendation for approval:

DATE *12/20/09*

Tom Guen
Project Manager

DATE *12/21/09*

David B. Miller
District Engineer

The concept as presented herein and submitted for approval is consistent with that which is included in the Regional Transportation Improvement Plan (RTP) and the State Transportation Improvement Program (STIP).

DATE *2/25/10*

Dwight J. Alkwas
State Transportation Planning Administrator

DATE _____

State Transportation Financial Management Administrator

DATE *04/08/10*

*Glenn Bowman /RRP**
State Environmental/Location Engineer

DATE _____

State Traffic Safety & Design Engineer

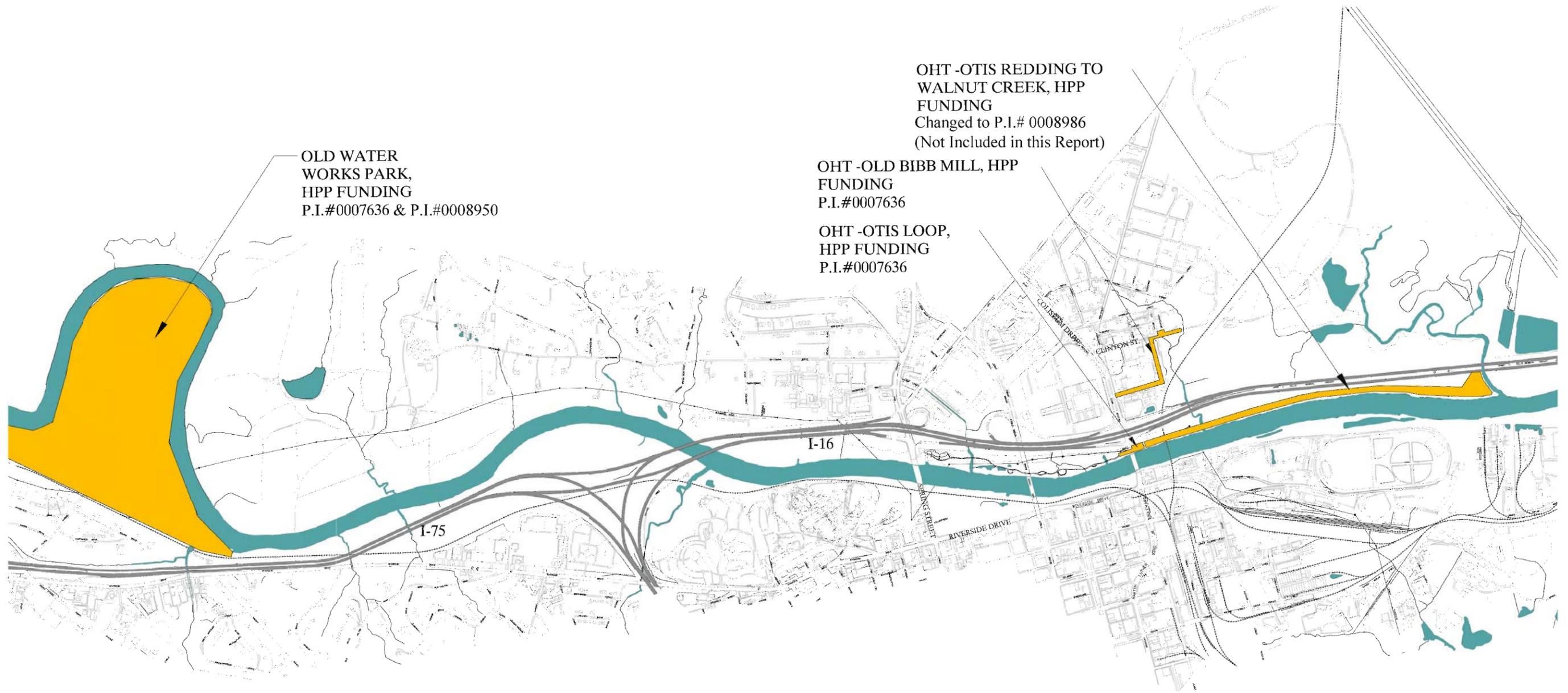
DATE *01/04/10*

*Paul V. Liles, Jr. /RRP**
State Bridge and Structural Design Engineer

DATE *02/24/10*

*Ron Wishon /RRP**
Project Review Engineer

** Recommendation on file*



OLD WATER
WORKS PARK,
HPP FUNDING
P.I.#0007636 & P.I.#0008950

OHT - OTIS REDDING TO
WALNUT CREEK, HPP
FUNDING
Changed to P.I.# 0008986
(Not Included in this Report)

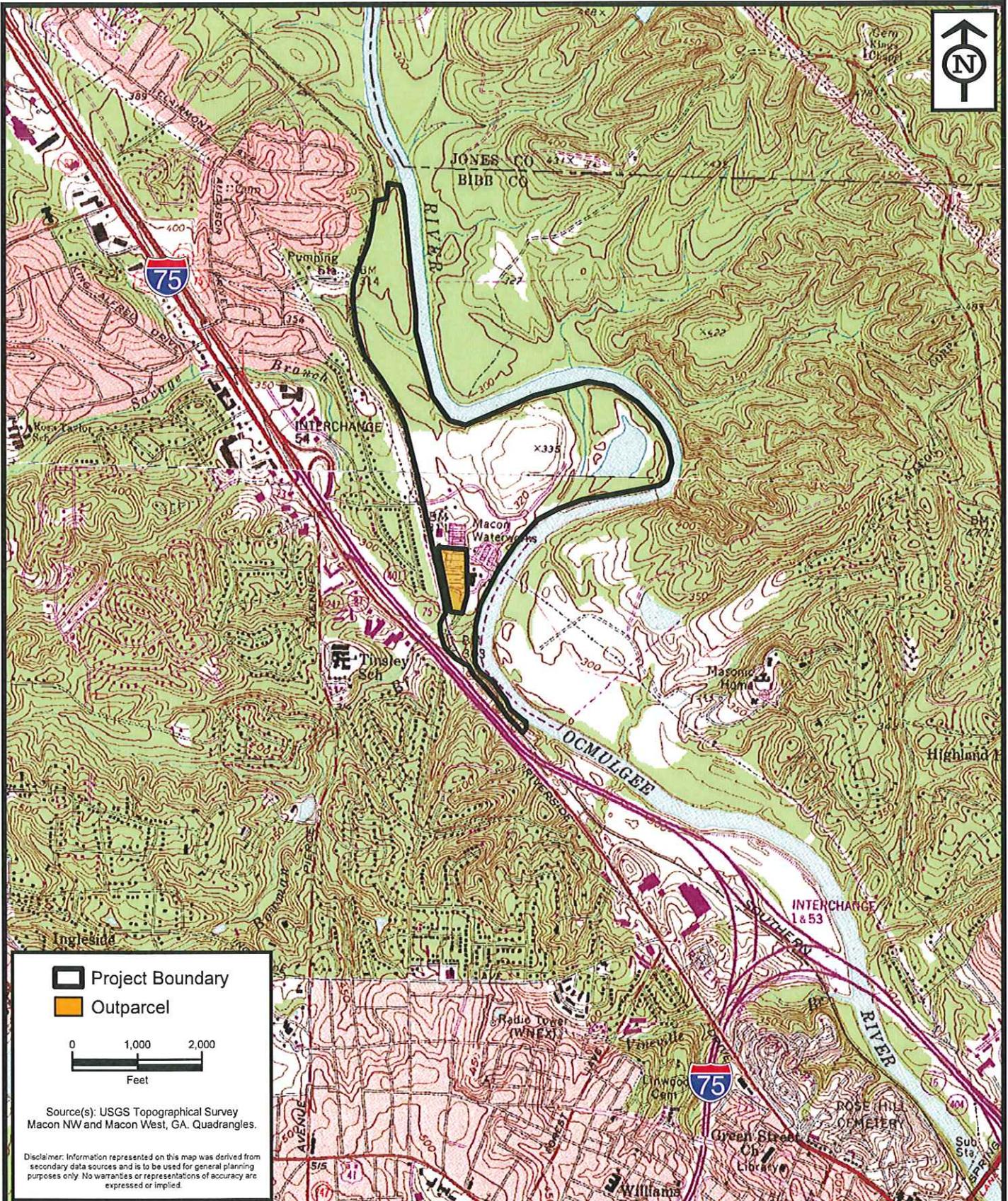
OHT - OLD BIBB MILL, HPP
FUNDING
P.I.#0007636

OHT - OTIS LOOP,
HPP FUNDING
P.I.#0007636

Nimrod Long
And Associates
L O N G
Land Planners
Landscape Architects
Urban Designers

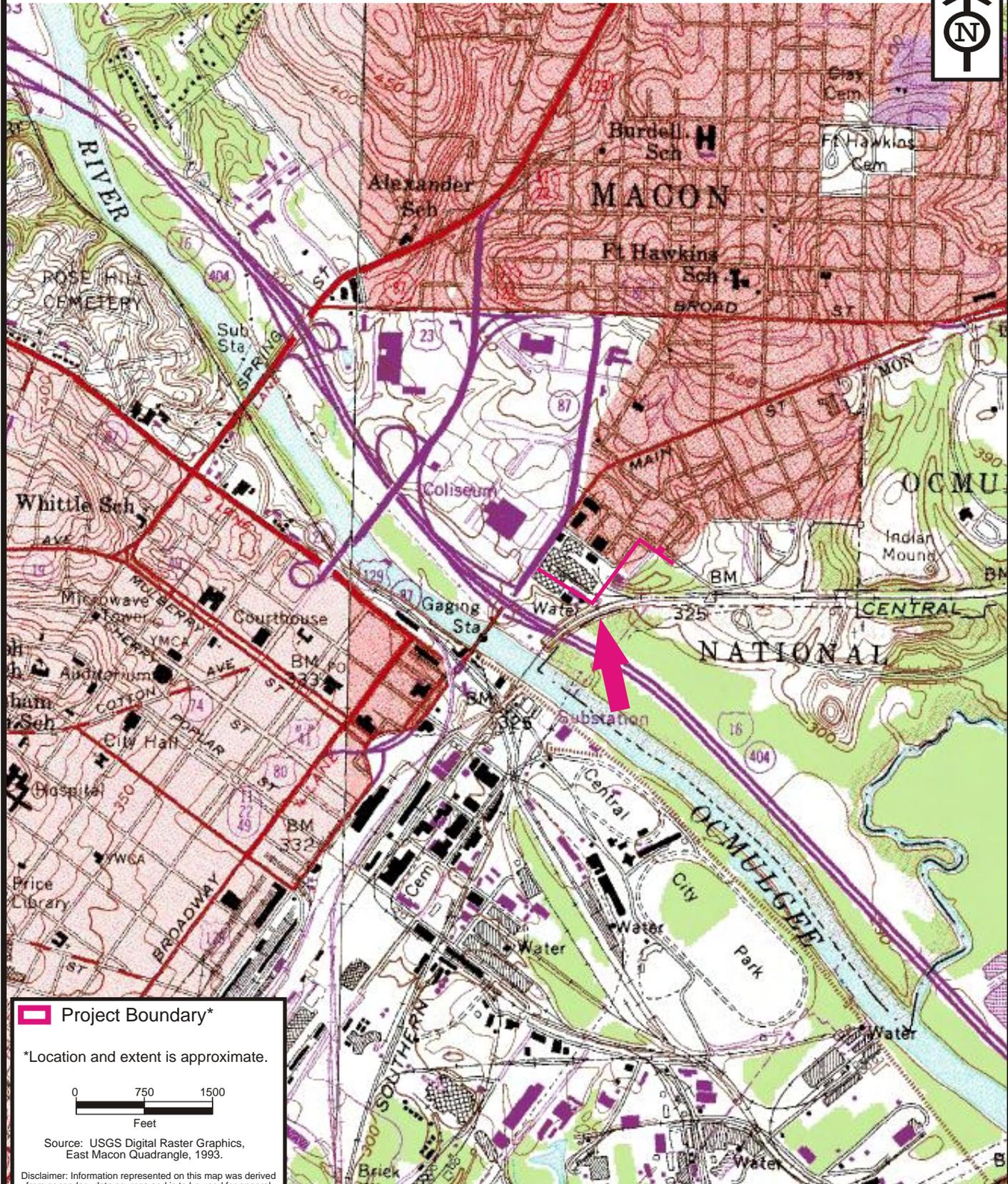
OCMULGEE HERITAGE TRAIL
PROPOSED BREAKOUT OF #7636 HPP PROJECTS
MACON, GEORGIA
March 2010

Figure 1



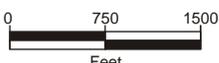
Project Location Map
Ocmulgee Heritage Trail - Amerson Water Works Park
 Macon, Bibb County, Georgia

Project:	P.I. 0007636
Date:	March 2009
Checked by:	TFW/DSW
Figure:	2



 Project Boundary*

*Location and extent is approximate.



0 750 1500
Feet

Source: USGS Digital Raster Graphics, East Macon Quadrangle, 1993.

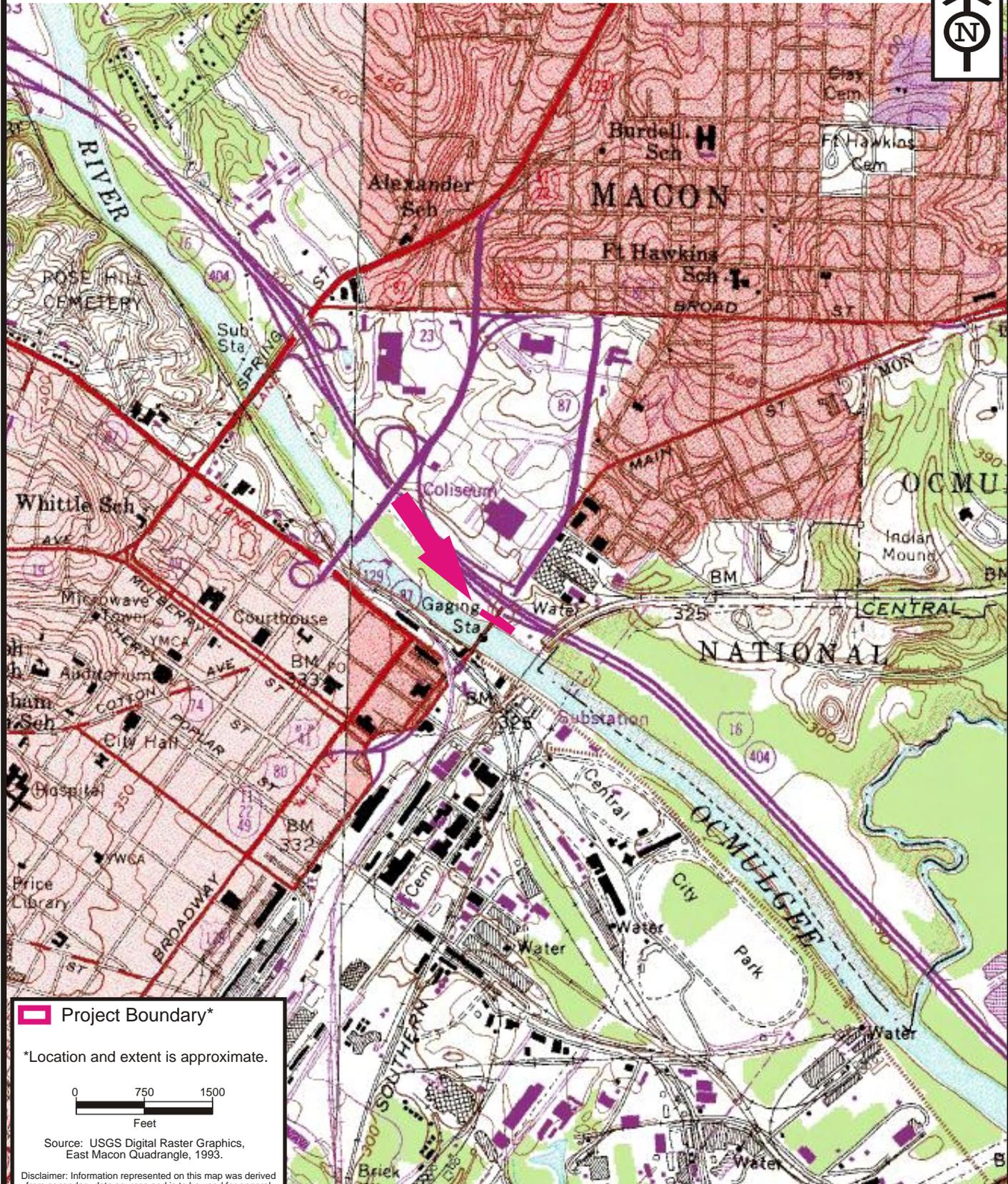
Disclaimer: Information represented on this map was derived from secondary data sources and is to be used for general planning purposes only. No warranties or representations of accuracy are expressed or implied.



**Cranston
Engineering
Group, P.C.**
ENGINEERS · PLANNERS · SURVEYORS

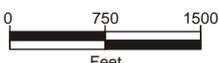
**Project Location Map
Ocmulgee Heritage Trail - Old Bibb Mill
Macon, Bibb County, Georgia**

Project:	P.I. 0007636
Date:	December 2009
Checked by:	TFW/DSW
Figure:	3



 Project Boundary*

*Location and extent is approximate.



0 750 1500
Feet

Source: USGS Digital Raster Graphics, East Macon Quadrangle, 1993.

Disclaimer: Information represented on this map was derived from secondary data sources and is to be used for general planning purposes only. No warranties or representations of accuracy are expressed or implied.



**Cranston
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ENGINEERS - PLANNERS - SURVEYORS

Project Location Map
Ocmulgee Heritage Trail - Otis Redding Loop
 Macon, Bibb County, Georgia

Project:	P.I. 0007636
Date:	December 2009
Checked by:	TFW/DSW
Figure:	4

Need and Purpose: *The Ocmulgee Heritage Trail is a riverside trail and park system in Middle Georgia. The trail provides a recreational resource for the residents of Macon to walk, bike, and many other activities. It is easily accessible from Interstates 16 and 75 as well as downtown Macon, making it a serene escape from city life. The trail also provides a cultural resource in that many historic locations are accessible from the trail. The purpose of this phase of the trail system is to continue efforts to complete the Ocmulgee Heritage Trail system. The three sections included in this phase will fill in some of the gaps in the existing trails, connecting pieces to create a continuous trail system for the citizens of Macon-Bibb County. Amerson Water Works Park is meant to be an endpoint of the Ocmulgee Trail system and serve the community with many facilities including boat and canoe access, pavilions, picnic areas, hiking trails, fishing, and other community facilities.*

Description of the proposed project: *Due to the fact that portions of the proposed Ocmulgee Heritage Trail extensions are located separately from Amerson Water Works Park and have logical termini, we have listed the descriptions separately herein. Project 0008950 is included in the description for Amerson Water Works Park since it is located on the same property. See Figure 1 for an overall map of the project areas. The design and construction for this proposed project will be divided into the following four phases: Old Bibb Mill, Otis Redding Loop, Amerson Water Works Park Phase I, Amerson Water Works Park Phase II.*

Amerson Water Works Park

Amerson Water Works Park is planned as a passive activity park. A part of the Ocmulgee Heritage Trail, its focus will be providing the public with an extensive system of pedestrian and multi-use trails over a 180 acre tract with over two miles of river frontage. Access roads, parking, and other amenities and improvements will be made to support the trail users. As with the other sections of the Ocmulgee Heritage Trail, access to the river will be provided. A formal planning process including four public meetings was used to define the specific level of development in this park. Figure 2 shows the location of this project section. Table 1 portrays the cost estimate and Figure 5 shows the Master Plan for this project section (attached). Phasing for Amerson Water Works Park is shown in the cost estimate.

Immediately upon entering the Park, a Welcome/Interpretive Center will be located on the north side of the entry drive. The proposed building is 2500 square feet although the actual size of the building may vary depending on the ultimate requirements of the interpretive exhibits and displays. The main focus of the interpretive exhibits will be the history of the Federal Road. This important early nineteenth century road system traversed several sections of the current Ocmulgee Heritage Trail. The road was instrumental in the establishment of the city of Macon and was a critical transportation route for the settlement of the territory west of Georgia. The Welcome / Interpretive Center building will also provide maps and other information to the public to enhance their use of the park trail systems. The building will also include the park office, caretaker apartment, or other uses as may be deemed necessary to support the park activities. One of the main trail heads will be adjacent to the building. A paved parking lot will serve both the Welcome/Interpretive Center and the trail head. A green open area adjacent to the parking lot is envisioned to function as overflow parking.

Three separate trail types are proposed. Each type trail is intended to provide the visitor with a distinct experience. The proposed trail features are:

- *The **River Trail** is a ten foot wide paved trail and is seen as an extension of the Ocmulgee Heritage Trail. The River Trail is intended to be accessible to the widest possible user group - walkers and joggers of all ages, bicyclists, baby strollers, roller-bladers, etc. In the sandy area running north-south through the oxbow it is anticipated that that River Trail will require a boardwalk and/or bridges to accommodate the existing conditions.*
- *The **Loop Trail** around the Great Lawn in the center of the Park is envisioned to be a paved trail as described above. This trail is to be located along the existing unpaved drive which currently circles this area.*
- ***Nature Trails** are intended to be unpaved with a minimum of improvements (i.e. culverts to facilitate existing drainage patterns, etc.). Nature Trails will be located along existing trails and paths which are unpaved, the width of which vary considerably. Newly constructed nature trails are envisioned to be narrow (+/-4') and unpaved. These trails should be field located to take maximum advantage of views, existing site features, and viewing of flora and fauna with a minimum of disturbance.*

The main day-use area is located just north of an existing bridge, which was constructed in 1994 as part of the abandoned Macon Water Authority facility. It has been centrally located due to the anticipated heavy usage. Activities and improvements proposed for the main day-use area include: trail head access to several major trails, permanent paved parking for 75 automobiles, a 4000+/- square foot playground, 8 picnic tables with grills, one picnic pavilion, one restroom facility, and an observation tower.

The observation tower is envisioned to be a minimum of 60 feet in height with three viewing platforms at 20 foot intervals. It will be either an all steel tower similar to a standard fire observation tower or a timber frame structure. The viewing platforms should be faced to provide maximum interest. The two lower viewing levels will have informational displays on historic topics relating to the property's history. The highest viewing platform is intended for viewing the Ocmulgee River and informational displays on other points of interest in the distances, i.e., the Ocmulgee National Monument, downtown Macon, and other areas of interest within Amerson Water Works Park.

The playground will be nestled within an existing stand of trees. The colors for the playground will be predominantly muted and earth-tone with a minimal amount of accent colors introduced. The use of muted/earth-tone colors is essential in order to blend and visually integrate the playground into the larger park. The playground will not be visible to most park users.

The pond area will be developed with trails and appropriate interpretive information. An open area east of the pond as well as its woodland edge are proposed as areas for habitat enhancement specifically for attracting additional bird species to the area. A nature trail which loops around the pond is proposed with markers which identify plants and wildlife habitat. The pond will be stocked with fish and managed to provide a sustainable fish population. A fishing pier is proposed on the western side of the pond. Seating areas are proposed at intervals around the pond to provide opportunities for wildlife viewing, sketching, etc.

A River Overlook and an overlook pavilion are proposed on the north side of the ox-bow. This overlook is currently under Bibb P.I. 0008950, but will eventually be under the same project as the remainder of Amerson Water Works Park (Bibb PI 0007636). This overlook is intended to provide visitors access to existing views north along the Ocmulgee River. The master plan recommends minimal disturbance in this area. A cantilevered overlook deck extending over the steep drop in grade down the River is proposed. The area is envisioned to be quiet contemplative space rather than a hub of activity. A small picnic area with eight tables and one picnic shelter is proposed 200 feet southeast of the River Overlook. Trail head access to the River Trail and nature trails is proposed. A covered overlook is to be constructed on the southeast side of the oxbow where the old waterworks intake is located. A boat dock will be built at the base of the overlook.

A canoe launch will be constructed toward the northern end of the site. This will serve as the most northern trail head for the River Trail. Support facilities proposed for the canoe launch site include: a permanent parking area for twenty-five automobiles, one unisex composting toilet, and three picnic tables. The main park road ends at the canoe launch parking area. A small cul-de-sac is provided to ease congestion by eliminating the need for casual drivers to use the canoe launch parking area as a turn around.

Another major trail head will be developed on the southern end of the park. Facilities to support trail users at this trail head will include a restroom, pavilion, seating and boat ramp. Permanent asphalt paved parking for 40 automobiles and 20 boat trailer spaces are proposed. An interpretive kiosk will provide trail directions as well as highlight the history of the site of the old water works facility. The nearby Corbin Avenue picnic area will be reconstructed. Additional parking for 24 cars will be provided. Just south of this picnic area adjacent to the River Trail, a seating and overlook area is proposed to take advantage of the nice river views to the north.

The master plan proposes to realign the main entrance to Amerson Water Works Park from North Pierce Avenue around the existing electric transmission line tower to the north, thereby eliminating the two 90-degree turns that meet visitors upon crossing the existing railroad tracks and greatly improving the sense of arrival. A new gated railroad crossing signal is proposed at the entrance to the park to improve visitor safety. A traffic circle is proposed approximately two hundred feet into the park. The traffic circle and its location are proposed to greatly lessen and/or eliminate impact to the adjacent neighborhood due to cars waiting to enter the park before the gates open. An access road to the southern trail head will originate here. Security gates with time locks are proposed at all vehicular entry points to the Park. A separate and secured entrance to the Macon Water Authority (MWA) property is also proposed if desired by the MWA.

Access to the remainder of the park will be via the previously mentioned existing concrete bridge. The bridge has a standard GA DOT appearance, and a bridge enhancement is planned to improve its aesthetic appearance and function to allow pedestrian and bicycle access. The master plan proposes making two nine-foot automotive lanes and one four foot pedestrian bicycle lane. To improve the appearance of the concrete side walls, staining and sandblasting of the concrete is proposed to add color, interest and texture.

Minimal camping opportunities will be provided as the community input has indicates more interest in other activities and facilities. Camping is recommended on a limited basis: River accessible camping is an activity, which is occurring on the site, and has been for an extended period. Since access to the site via the Ocmulgee River is virtually impossible to control, we will provide two areas to accommodate the activity, one on each side of the ox-bow where the grades will allow. We recommend providing "Adirondack" style camping shelters and one communal fire pit in each area. The objective is to control existing behavior and to prevent damage to the natural resources of the site by discouraging user defined camping areas and multiple fire pits.

A small picnic and casual play area is to be provided in the existing pecan grove. A gravel parking area with twenty-two permanent parking spaces are to be provided. The parking area will also provide additional trail head access to the River Trail and mountain biking trails.

A maintenance building and fenced outdoor storage yard will be located approximately 350 feet west of the previously mentioned existing concrete bridge. Access will be provided by an unpaved drive. The proposed building has 500 square feet for secure storage and 1000 square feet of covered storage. Electricity and water will be provided.

Ocmulgee Heritage Trail- Old Bibb Mill

The trail route is to go on easement of private R/W to be obtained through a site referred to as the "Old Bibb Mill", and link from existing sidewalk at Coliseum Drive to Clinton Street, where it will extend on public R/W to the gate at Ocmulgee National Monument. Figure 3 shows the location of this project section. Table 2 portrays the cost estimate and Figures 6 and 8 show the Concept Plan and Concept Sections for this project section (attached). A parking area for about twenty five (25) cars is proposed as trail head parking on property to be obtained by NewTown Macon. The proposed trail will have street trees and lighting setback 8 feet from the 25 MPH street.

The main trail materials will be concrete with special brick areas and will match the detail of the existing OHT. Benches and lighting to match OHT standard are proposed. All disturbed ground will be vegetated with drought tolerant grass and ornamental plant species.

Ocmulgee Heritage Trail - Otis Loop

This phase of the project, called the OHT Otis Loop is part of a larger section of trail that will extend south between Interstate 16 and the river to Walnut Creek, where it can connect to existing trails of the Ocmulgee National Monument. Figure 4 shows the location of this project section. Table 3 portrays the cost estimate and Figures 7 and 9 show the Concept Plan and Concept Sections for this project section (attached).

This phase is on public property with easements granted from the Macon Water Authority and Georgia Power. The trail is to connect to the existing Ocmulgee Heritage Trail (OHT) along the river on the north side of the Otis Redding Bridge. The proposed trail will travel south under the bridge and then "loop" up to existing street level sidewalk at eastern limits of the Otis Redding Bridge. The trail will follow a maximum 5% grade.

The main trail material will be concrete, ten feet wide, and match the detail of the existing OHT. A continuation of light poles matching the existing lighting on the OHT is expected in this phase.

The riverbank will not be graded within the 25 Foot Stream Bank Buffer. All disturbed areas will be vegetated with drought tolerant grass and ornamental plant species. Existing storm piping will be extended under the trail to a stabilized rip rap bank. The "loop" trail will be concrete and will circle up to the street level of the bridge and meet an existing accessible sidewalk.

Is the project located in a Non-attainment area? X Yes No

PDP Classification: Major Minor X
Federal Oversight: Full Oversight (), Exempt(X), State Funded(), or Other ()

Functional Classification: *N/A*

U. S. Route Number(s): *None*

State Route Number(s): *None*

Traffic (AADT): *N/A*

Existing design features:

- Typical Section: *Currently undeveloped*
- Posted speed: *N/A*
- Minimum Radius: *N/A*
- Maximum grade: *N/A*
- Width of right of way: *N/A*
- Major structures: *N/A*
- Major interchanges or intersections along the project: *N/A*
- Existing length of roadway: *N/A*

Proposed Design Features:

- Proposed typical section(s): *10'-wide paved pedestrian/bicycle trails, 4'± wide unpaved pedestrian trails.*
- Proposed Design Speed Mainline: *N/A*
- Proposed Maximum Grade Mainline: *5%*
- Maximum Grade Allowable Mainline: *N/A*
- Proposed Maximum Degree of curve: *N/A*
- Maximum Degree Allowable: *N/A*
- Right of way: *Right-of-Way will be acquired for the Otis Redding Loop and Old Bibb Mill sections of this proposed project. No right-of-way acquisition is anticipated for the Amerson Water Works Park.*
- Structures: *Footbridges, Pavilion Structure, Floating Dock, Picnic Shelters, Adirondack Shelters, Restrooms, Welcome/Interpretive Center, Maintenance Building, Observation Tower, Boardwalk, River Overlook Decks.*
- Major intersections and interchanges: *N/A*
- Traffic control during construction: *N/A*

- Design Exceptions to controlling criteria anticipated:

	<u>UNDETERMINED</u>	<u>YES</u>	<u>NO</u>
HORIZONTAL ALIGNMENT:	()	()	(X)
ROADWAY WIDTH:	()	()	(X)
SHOULDER WIDTH:	()	()	(X)
VERTICAL GRADES:	()	()	(X)
CROSS SLOPES:	()	()	(X)
STOPPING SIGHT DISTANCE:	()	()	(X)
SUPERELEVATION RATES:	()	()	(X)
HORIZONTAL CLEARANCE:	()	()	(X)
SPEED DESIGN:	()	()	(X)
VERTICAL CLEARANCE:	()	()	(X)
BRIDGE WIDTH:	()	()	(X)
BRIDGE STRUCTURAL CAPACITY:	()	()	(X)

- Design Variances: *Stream Buffer Variance*
- Environmental concerns:
 - Parts of this proposed project are within the regulatory floodway and will require certification that the proposed work will minimize impacts and not increase flood heights.
 - Habitat is available for two federally endangered species which requires Informal Section 7 coordination.
 - Due to the proximity to State Waters, there are possible buffer issues that will need further evaluation on these proposed projects.
- Anticipated level of environmental analysis:
 - Are Time Savings Procedures appropriate? Yes (X), No (),
 - Categorical exclusion (X),
 - Environmental Assessment/Finding of No Significant Impact (FONSI) (), or
 - Environmental Impact Statement (EIS) ().
- Utility involvements:
 - *Georgia Power*
 - *Macon Water Authority*

Project responsibilities:

- Environmental: Sponsor's Consultant – Cranston Engineering Group, P.C.
- Design: *To be Determined (Sponsor's Consultant)*
- Right of Way Acquisition: *Macon-Bibb County*
- Relocation of Utilities: *N/A*
- Letting to contract: *Local*
- Supervision of construction: *To be Determined (Sponsor's Consultant)*
- Providing material pits: *N/A*

Coordination

- Concept meeting date: ~~To be determined~~ *Sep. 27, 2007 & Mar. 17, 2010*
- Other projects in the area: *Other trail projects are proposed within the vicinity of these three project areas. The following projects are also a part of the Ocmulgee Heritage*

Trail System.

- *Ocmulgee Heritage Trail – Otis Redding to Walnut Creek (Bibb P.I. 8986)*
- *Ocmulgee Heritage Trail – Rose Hill Cemetery to Pumphouse (Bibb P.I. 8072)*
- *Ocmulgee Heritage Trail – Riverside Drive (Bibb P.I. 7560)*
- Other Coordination to Date: *None*

Scheduling – Responsible Parties’ Estimate

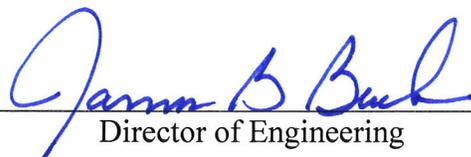
- Time to Complete the Environmental Process: *2 months*
- Time to Complete the Preliminary Construction Plans: *4 months*
- Time to Complete Right of Way Plans: *2 months*
- Time to Complete the Section 404 Permit: *N/A*
- Time to Complete Final Construction Plans: *6 months*
- Time to Complete to Purchase Right of Way: *6 months*
- Time to Complete the Utilities Relocation: *N/A*

Alternates Considered:

- *Alternate 1: The other alternative considered was “no-build”, which would not satisfy the Need & Purpose of the project. The chosen alternative will minimize any environmental impacts where possible.*

Attachments:

1. Cost Estimates
 - *Table 1 – Amerson Water Works Park = \$6,753,886.00*
 - *Table 2 – Old Bibb Mill Site = \$377,374.00*
 - *Table 3 – Otis Redding Loop Trail = \$249,260.00*
 - *Total Federal + Private Matching = \$7,380,520.00*
2. Layout
 - *Figure 5 – Amerson Water Works Park Master Plan*
 - *Figure 6 – Old Bibb Mill Site – Concept Plan*
 - *Figure 7 – Otis Redding Loop – Concept Plan*
3. Typical Sections
 - *Figure 8 – Old Bibb Mill Site – Concept Sections*
 - *Figure 9 – Otis Redding Loop – Concept Sections*

RECOMMEND: 
Director of Engineering

APPROVE: 
Chief Engineer

6/13/2010
Date of Approval

TABLE 1
CSHPP-0007-00(636) & CSMSC-0008-00(950)
AMERSON WATER WORKS PARK
DATE 4/5/10

PHASE I - AMERSON WATER WORKS PARK

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT MEASURE</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Property and Improvements				
General	1	Lump Sum	\$ 1,175,000.00	\$ 1,175,000.00
Entrance				
Clearing & Grubbing	3	Acre	\$ 5,000.00	\$ 15,000.00
Erosion & Sediment Control	3	Acre	\$ 3,500.00	\$ 10,500.00
Security Gate	4	Each	\$ 2,000.00	\$ 8,000.00
New Road & Traffic Circle (asphalt)	16800	Sq.Ft.	\$ 2.75	\$ 46,200.00
Interpretive Center	2500	Sq.Ft.	\$ 144.00	\$ 360,000.00
Parking Lot (asphalt)	28000	Sq.Ft.	\$ 2.75	\$ 77,000.00
Stripe Parking Lot	1	Lump Sum	\$ 7,500.00	\$ 7,500.00
Main Park Sign & Monument	1	Each	\$ 25,000.00	\$ 25,000.00
Landscaping & Irrigation	1	Lump Sum	\$ 60,000.00	\$ 60,000.00
Evergreen Trees & Screening	2	Acre	\$ 3,000.00	\$ 6,000.00
Sub-Total Area				\$ 615,200.00
WPA Bridge Info Kiosk				
Sub-Total Area	1	Each	\$ 4,061.00	\$ 4,061.00
River Trail				
Clearing & Grubbing	9	Acre	\$ 5,000.00	\$ 45,000.00
Erosion & Sediment Control	9	Acre	\$ 3,500.00	\$ 31,500.00
South Overlook	800	Sq.Ft.	\$ 50.00	\$ 40,000.00
Benches/Seating Opportunities	20	Each	\$ 1,200.00	\$ 24,000.00
Rules Kiosks @ main Trail heads	5	Each	\$ 4,000.00	\$ 20,000.00
Information Kiosks	5	Each	\$ 4,000.00	\$ 20,000.00
35' Footbridge	3	Each	\$ 50,000.00	\$ 150,000.00
Grading / Drainage	1	Lump Sum	\$ 250,000.00	\$ 250,000.00
General Conditions	1	Lump Sum	\$ 95,000.00	\$ 95,000.00
Sod	3000	Sq. Yd.	\$ 4.00	\$ 12,000.00
Seeding	5	Acre	\$ 2,500.00	\$ 12,500.00
Understory Privot Removal	60	Acre	\$ 2,000.00	\$ 120,000.00
Sub-Total Area				\$ 820,000.00
Nature Trails				
Clearing & Grubbing	1.5	Acre	\$ 5,000.00	\$ 7,500.00
Erosion & Sediment Control	1.5	Acre	\$ 3,500.00	\$ 5,250.00
Trails (4' width)	40000	Sq.Ft.	\$ 6.00	\$ 240,000.00
Information Signage @ Main Trail heads	3	Each	\$ 1,200.00	\$ 3,600.00
Boardwalks	1000	Sq.Ft.	\$ 40.00	\$ 40,000.00
Benches/Seating opportunities @ 1/2mi.	10	Each	\$ 1,200.00	\$ 12,000.00
Sub-Total Area				\$ 308,350.00
Loop Trail @ the Great Lawn				
Clearing & Grubbing	2	Acre	\$ 5,000.00	\$ 10,000.00
Erosion & Sediment Control	2	Acre	\$ 3,500.00	\$ 7,000.00
LoopTrail (2690 lin. ft. colored concrete 10' wide)	26900	Sq.Ft.	\$ 8.50	\$ 228,650.00
Benches/Seating opportunities @ 660' o.c. (1/8 mi.)	5	Each	\$ 1,200.00	\$ 6,000.00
Trash Receptacles	5	Each	\$ 300.00	\$ 1,500.00
Grading & Drainage	1	Lump Sum	\$ 70,000.00	\$ 70,000.00
Seeding	5	Acre	\$ 2,500.00	\$ 12,500.00
Bollards as needed	1	Lump Sum	\$ 2,500.00	\$ 2,500.00
Signage	2	Each	\$ 4,000.00	\$ 8,000.00
Sub-Total Area				\$ 346,150.00

Concrete Bridge

General Enhancement	4500	Sq.Ft.	\$ 6.00	\$ 27,000.00
Striping	720	Lin. Ft.	\$ 3.00	\$ 2,160.00
Sub-Total Area				\$ 29,160.00

Main Day Use Area & Central Trailhead

Clearing & Grubbing	2	Acre	\$ 5,000.00	\$ 10,000.00
Erosion & Sediment Control	2	Acre	\$ 3,500.00	\$ 7,000.00
Parking Lot	44000	Sq.Ft.	\$ 2.75	\$ 121,000.00
Identification Sign	1	Each	\$ 4,000.00	\$ 4,000.00
Rules Kiosk	3	Each	\$ 4,000.00	\$ 12,000.00
Playground	1	Lump Sum	\$ 160,000.00	\$ 160,000.00
Drinking Fountain	3	Each	\$ 2,500.00	\$ 7,500.00
Restroom Building	1200	Sq.Ft.	\$ 100.00	\$ 120,000.00
Connector Trail to Observation Tower	8000	Sq.Ft.	\$ 8.00	\$ 64,000.00
Observation Tower	1	Lump Sum	\$ 300,000.00	\$ 300,000.00
Interpretive Signs for Observation Tower	7	Each	\$ 2,000.00	\$ 14,000.00
ID Sign for Observation Tower	1	Each	\$ 4,000.00	\$ 4,000.00
Picnic Tables & Grills	12	Each	\$ 1,000.00	\$ 12,000.00
Trash Receptacles 10 Each	10	Each	\$ 400.00	\$ 4,000.00
Sub-Total Area				\$ 839,500.00

River Accessible Camping

Clearing & Grubbing	0.5	Acre	\$ 5,000.00	\$ 2,500.00
Erosion & Sediment Control	1	Acre	\$ 3,500.00	\$ 3,500.00
Rules Kiosk	2	Each	\$ 1,200.00	\$ 2,400.00
Adirondak Shelters	2	Each	\$ 9,000.00	\$ 18,000.00
Fire Rings	2	Each	\$ 400.00	\$ 800.00
Sub-Total Area				\$ 27,200.00

Pond

Clearing & Grubbing	0.5	Acre	\$ 5,000.00	\$ 2,500.00
Erosion & Sediment Control	1	Acre	\$ 3,500.00	\$ 3,500.00
Fishing Pier	500	Sq.Ft.	\$ 75.00	\$ 37,500.00
Information Kiosk	1	Each	\$ 4,000.00	\$ 4,000.00
Seating Opportunities	4	Each	\$ 1,200.00	\$ 4,800.00
Trash Receptacles	2	Each	\$ 400.00	\$ 800.00
Fish to Stock Pond	1	Lump Sum	\$ 5,000.00	\$ 5,000.00
Planting for Bird Habitat	1	Lump Sum	\$ 10,000.00	\$ 10,000.00
Sub-Total Area				\$ 68,100.00

Pecan Orchard Picnic Area

Clearing & Grubbing	1	Acre	\$ 5,000.00	\$ 5,000.00
Erosion & Sediment Control	1	Acre	\$ 3,500.00	\$ 3,500.00
ID Sign 1	1	Each	\$ 4,000.00	\$ 4,000.00
Access Drive	3500	Sq.Ft.	\$ 2.75	\$ 9,625.00
Parking Area	10000	Sq.Ft.	\$ 2.75	\$ 27,500.00
Picnic Tables & Grills	8	Each	\$ 1,200.00	\$ 9,600.00
Trash Receptacles	2	Each	\$ 400.00	\$ 800.00
Rules Kiosk	1	Each	\$ 4,000.00	\$ 4,000.00
Sub-Total Area				\$ 64,025.00

Maintenance Area

Clearing & Grubbing	1	Acre	\$ 5,000.00	\$ 5,000.00
Erosion & Sediment Control	1	Acre	\$ 3,500.00	\$ 3,500.00
Access Drive	9000	Sq.Ft.	\$ 1.50	\$ 13,500.00
Maintenance Building	1200	Sq.Ft.	\$ 85.00	\$ 102,000.00
Sub-Total Area				\$ 124,000.00

Water	1	Lump Sum	\$ 75,000.00	\$ 75,000.00
Electricity	1	Lump Sum	\$ 115,000.00	\$ 115,000.00
Sewer /Septic	1	Lump Sum	\$ 25,000.00	\$ 25,000.00

PHASE I SUB-TOTAL **\$ 4,635,746.00**

PHASE II - AMERSON WATER WORKS PARK

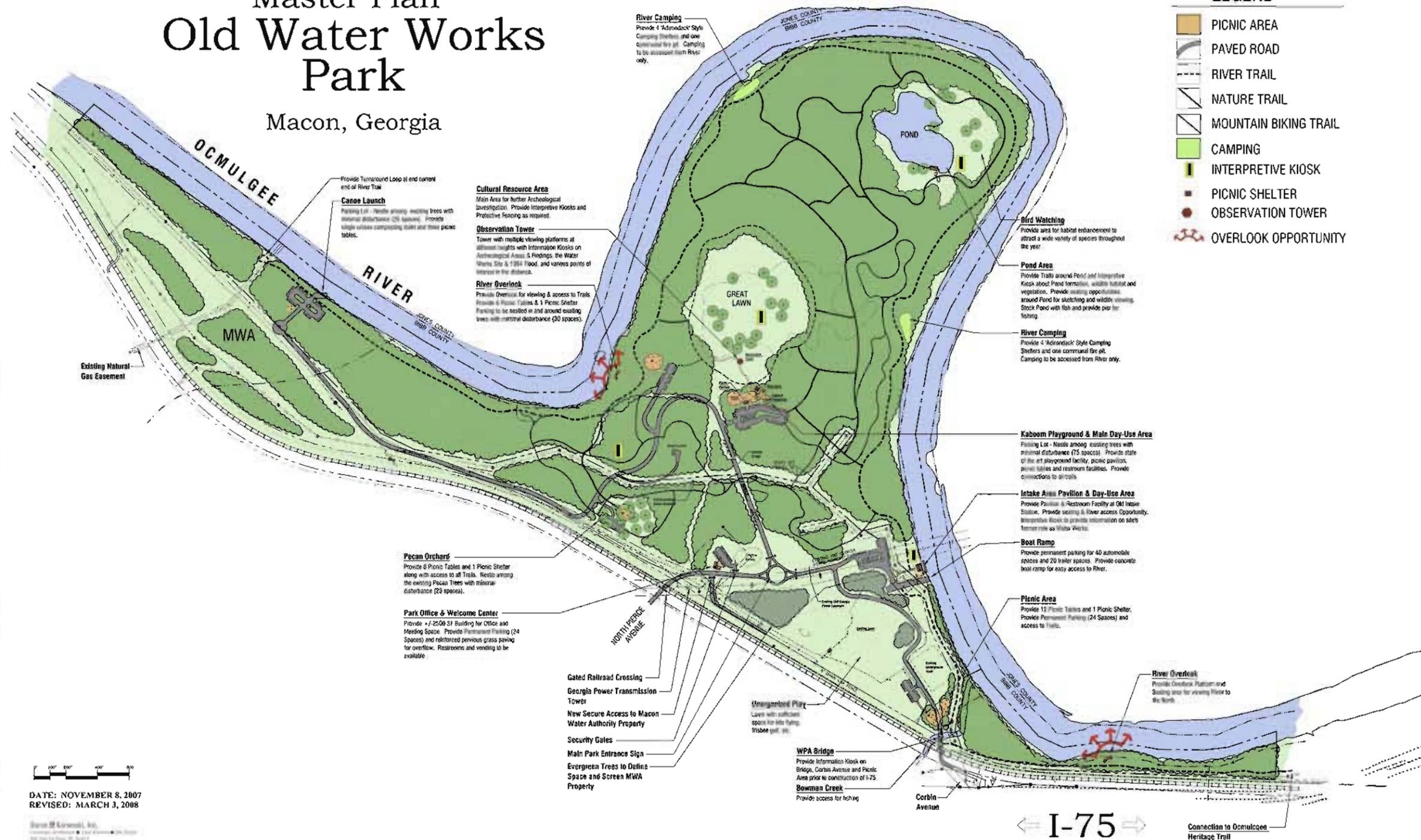
<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT MEASURE</u>	<u>UNIT COST</u>	<u>TOTAL</u>
Southern Trailhead, Boat Ramp, Dock, and Pavilion				
Grading	1	Lump Sum	\$ 36,750.00	\$ 36,750.00
Retaining Wall	4520	Sq.Ft.	\$ 25.00	\$ 113,000.00
Concrete Boat Ramp	9450	Sq.Ft.	\$ 7.60	\$ 71,820.00
Parking Lot (60 spaces, asphalt)	30000	Sq.Ft.	\$ 2.75	\$ 82,500.00
Pavilion Structure	1	Lump Sum	\$ 226,000.00	\$ 226,000.00
Pavilion Slab Extension	1	Lump Sum	\$ 72,000.00	\$ 72,000.00
Handrail	310	Lin. Ft.	\$ 53.00	\$ 16,430.00
Floating Dock With Gangway	1	Lump Sum	\$ 125,000.00	\$ 125,000.00
Site Steps	1	Lump Sum	\$ 19,500.00	\$ 19,500.00
ID Sign	1	Each	\$ 4,000.00	\$ 4,000.00
Rules Kiosk	1	Each	\$ 4,000.00	\$ 4,000.00
Sidewalks	1	Lump Sum	\$ 15,000.00	\$ 15,000.00
Lump Sum Construction and General Conditions	1	Lump Sum	\$ 25,000.00	\$ 25,000.00
Benches	4	Each	\$ 1,200.00	\$ 4,800.00
Landscaping	1	Lump Sum	\$ 18,000.00	\$ 18,000.00
Erosion & Sediment Control	1	Acre	\$ 3,500.00	\$ 3,500.00
Sub-Total Area				\$ 837,300.00
North River Overlook (Bibb PI 8950 & 7636)				
Clearing & Grubbing	1.5	Acre	\$ 5,000.00	\$ 7,500.00
Erosion & Sediment Control	2	Acre	\$ 3,500.00	\$ 7,000.00
Access Drive	6600	Sq.Ft.	\$ 2.75	\$ 18,150.00
Parking Area	13000	Sq.Ft.	\$ 2.75	\$ 35,750.00
Picnic Tables & Grills	8	Each	\$ 1,200.00	\$ 9,600.00
Trash Receptacles	3	Each	\$ 400.00	\$ 1,200.00
Picnic Shelter	1	Each	\$ 30,000.00	\$ 30,000.00
Trail to Overlook	2400	Sq.Ft.	\$ 8.00	\$ 19,200.00
Overlook Pavilion	1	Lump Sum	\$ 490,000.00	\$ 490,000.00
Overlook Deck	1	Lump Sum	\$ 375,000.00	\$ 375,000.00
Outdoor Classroom	1	Lump Sum	\$ 63,290.00	\$ 63,290.00
Interpretive Kiosk	1	Each	\$ 4,000.00	\$ 4,000.00
ID Sign	1	Each	\$ 4,000.00	\$ 4,000.00
Sub-Total Area				\$ 1,064,690.00
Canoe Launch & Northern Trailhead				
Clearing & Grubbing 2 Acre	2	Acre	\$ 5,000.00	\$ 10,000.00
Erosion & Sediment Control 2 Acre	2	Acre	\$ 3,500.00	\$ 7,000.00
Access Drive	45000	Sq.Ft.	\$ 2.50	\$ 112,500.00
Parking Lot (gravel, 25 spaces)	25000	Sq.Ft.	\$ 0.75	\$ 18,750.00
Canoe Launch	1	Lump Sum	\$ 50,000.00	\$ 50,000.00
Picnic Tables	3	Each	\$ 700.00	\$ 2,100.00
Trash Receptacles	2	Each	\$ 400.00	\$ 800.00
Unisex Composting Toilet	1	Each	\$ 15,000.00	\$ 15,000.00
Sub-Total Area				\$ 216,150.00
PHASE II SUB-TOTAL				\$ 2,118,140.00
TOTAL ALL				\$ 6,753,886.00

Table 2				
OHT-Old Bibb Mill Site, CSHP-0007-00(636), P.I.#0007636				
DATE 11/03/09				
DESCRIPTION	QUANTITY	UNIT MEASURE	UNIT COST	TOTAL
Sidewalk at Old Bibb Mill Development				
Demolition of existing paving	1	ea.	\$3,000.00	\$3,000.00
Concrete Sidewalk - 8' wide	11,280	s.f.	\$9.00	\$101,520.00
Willow Oak, 3"-3 1/2" Cal., 50' o.c.	13	ea.	\$650.00	\$8,450.00
Natchez Crape Myrtle, 10'-12' ht.	29	ea.	\$350.00	\$10,150.00
Dwarf Yaupon Holly, 2 gal., 36" o.c.	66	ea.	\$22.00	\$1,452.00
Needlepoint Holly, 3 gal., 36" o.c.	164	ea.	\$30.00	\$4,920.00
Topsoil, Grading, Sod	2,400	s.y.	\$5.00	\$12,000.00
Sub-Totals				\$141,492.00
Brick Plaza	500	s.f.	\$22.00	\$11,000.00
Brick Banding	544	s.f.	\$28.00	\$15,232.00
Light Poles	18	ea.	\$5,750.00	\$103,500.00
Benches	2	ea.	\$1,600.00	\$3,200.00
Sub-Totals				\$132,932.00
Cost on Clinton to ONM				
Erosion Control	1	ea.	\$6,000.00	\$6,000.00
Demolition of existing paving	1	ea.	\$5,500.00	\$5,500.00
Concrete Sidewalk - 5' wide	4,600	s.f.	\$6.00	\$27,600.00
Topsoil, Grading, Sod	310	s.y.	\$10.00	\$3,100.00
Asphalt Trailhead Parking lot for 25 cars	1	ea.	\$55,000.00	\$55,000.00
Light Poles	1	ea.	\$5,750.00	\$5,750.00
Sub-Totals				\$102,950.00
Grand Total				\$377,374.00
Exclusions				
NLA Fees				
Permits				
Relocate Power Poles				
Irrigation				

Table 3						
OHT, Otis Redding Loop Trail, CSHPP-0007-00(636), P.I.#0007636						
DATE 11/03/2009						
DESCRIPTION	QUANTITY	UNIT MEASURE	UNIT COST	BASE BID	ADD ALT	DEDUCT ALT
General Conditions	1	Lump sum	\$25,000.00	\$25,000.00		
Temporary Grassing	1	Lump sum	\$2,000.00	\$2,000.00		
Construction Exit	1	ea.	\$2,000.00	\$2,000.00		
Temp. Silt Fence, Type C	670	l.f.	\$6.00	\$4,020.00		
Grading	1	Lump sum	\$55,000.00	\$55,000.00		
Resurface Gravel Driveway	1	Lump sum	\$5,000.00	\$5,000.00		
18" Curb and Gutter	54	l.f.	\$25.00	\$1,350.00		
Reinf. Color Concrete paving, 6" thk.	6,080	s.f.	\$9.00	\$54,720.00		
18" Storm Pipe, H-1-10	72	l.f.	\$75.00	\$5,400.00		
Flared End Section, for 18" storm pipe	3	ea.	\$2,000.00	\$6,000.00		
Storm Manhole	1	ea.	\$2,500.00	\$2,500.00		
Rip Rap	510	s.f.	\$6.00	\$3,060.00		
Relocate Traffic Signs	2	ea.	\$500.00	\$1,000.00		
Relocate Exist. Chain Link Gate	1	ea.	\$1,500.00	\$1,500.00		
Chain Link Fence, Zinc Coat, 6'	10	l.f.	\$30.00	\$300.00		
Lighting	4	ea.	\$6,000.00	\$24,000.00		
Bermuda Sod	1,900	s.y.	\$5.00	\$9,500.00		
Dwarf Pampas Grass, 3 gal., w/ mulch	154	ea.	\$35.00	\$5,390.00		
Grey Owl Juniper, 2 gal., w/ mulch	368	ea.	\$20.00	\$7,360.00		
Seeding	1	Lump sum	\$2,500.00	\$2,500.00		
4" Topsoil, spread and fine graded	450	c.y.	\$20.00	\$9,000.00		
Subtotal				\$226,600.00		
Contingency	1	10%	\$22,660.00	\$22,660.00		
Total				\$249,260.00		

Master Plan Old Water Works Park

Macon, Georgia

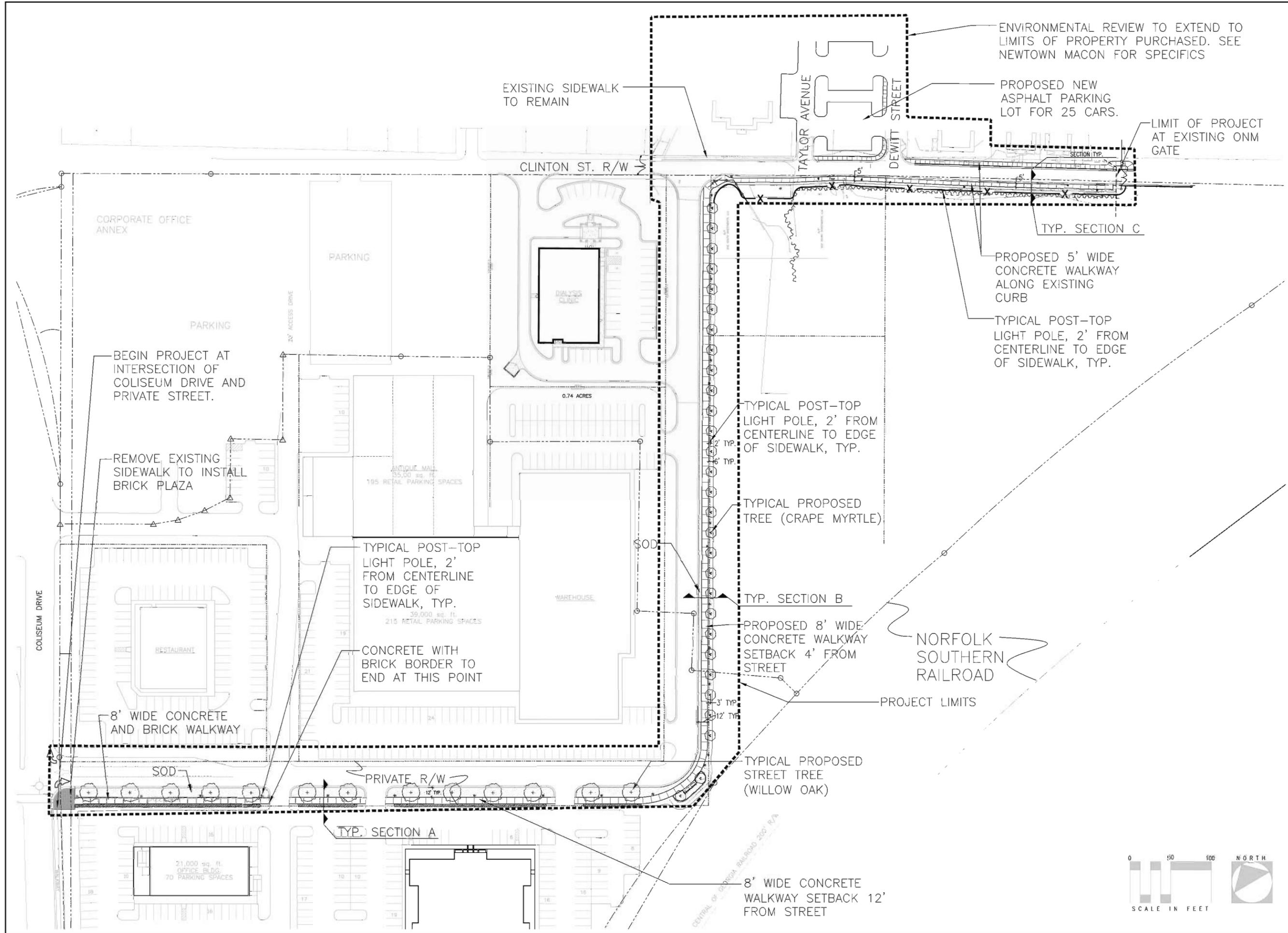


LEGEND

-  PICNIC AREA
-  PAVED ROAD
-  RIVER TRAIL
-  NATURE TRAIL
-  MOUNTAIN BIKING TRAIL
-  CAMPING
-  INTERPRETIVE KIOSK
-  PICNIC SHELTER
-  OBSERVATION TOWER
-  OVERLOOK OPPORTUNITY

DATE: NOVEMBER 8, 2007
REVISED: MARCH 3, 2008

James R. Kinnaman, Inc.
Landscape Architecture • Civil Engineering • Surveying
200 West 10th Street, 10th Floor
Macon, GA 31201
(478) 244-1100

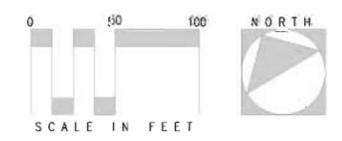


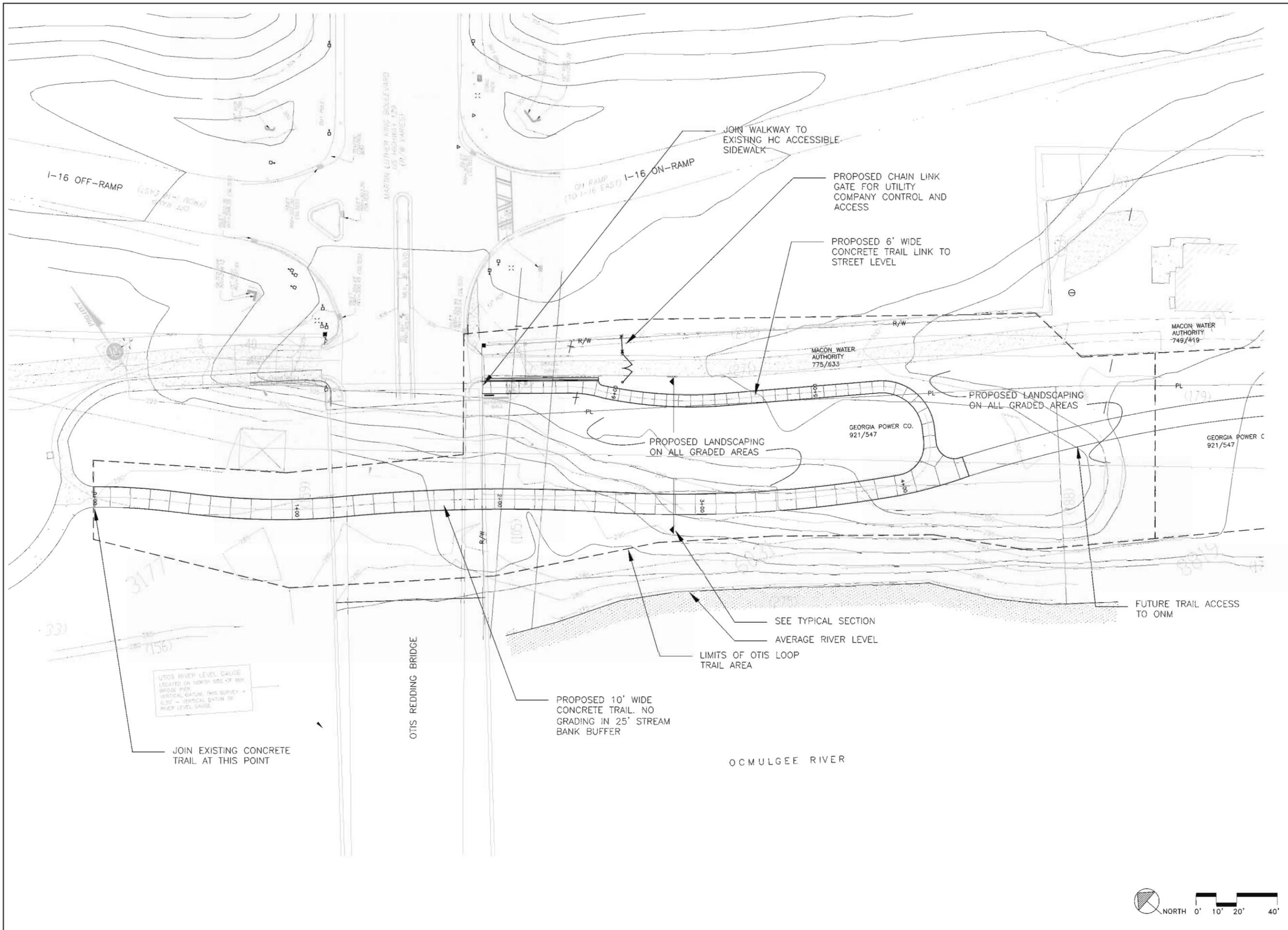
Nimrod Long
 And Associates
 Land Planners
 Landscape Architects
 Urban Designers
 2313 Morris Avenue, First Floor, Birmingham AL 35203 205/2316072

Ocmulgee Heritage Trail
 Old Bibb Mill Site
 CSSHPP-0007-00(636), P.I.#0007636
 MACON, GEORGIA

COMMISSION NUMBER	02-522
DRAWING DATE	10/03/07
DESIGNED	NWEL/III
DRAWN	DEC/NWEL/III
CHECKED	DEC/NWEL/III
DATE REVISION	
11-20-07	CE Limits, Parking

SHEET
L-0
 Figure 6
 STREETScape
 CONCEPT PLAN





Ocmulgee Heritage Trail
 Otis Redding Bridge Loop
 P I # 0007636

COMMISSION NO.	02-522.03
DWG DATE	8/28/07
DESIGNED	NWELIII
DRAWN	DEG
CHECKED	NWELIII
DATE	REVISIONS

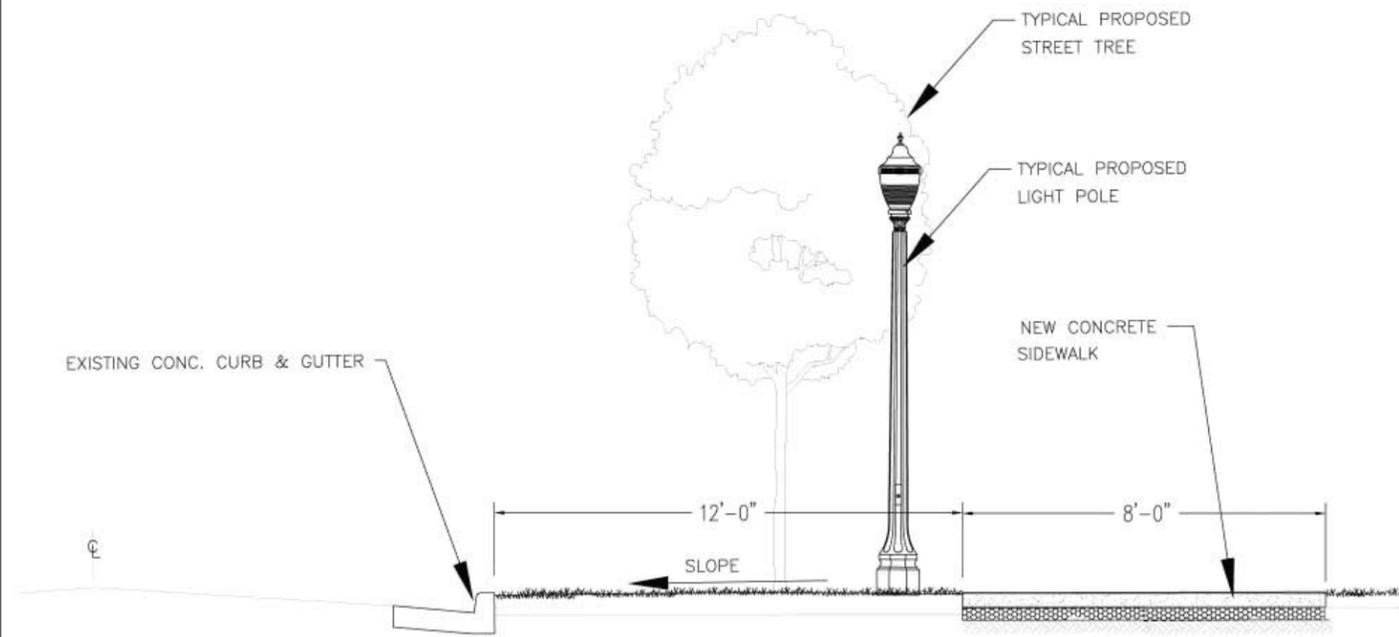
CONCEPT PLAN-
 OTIS REDDING
 LOOP

SHEET

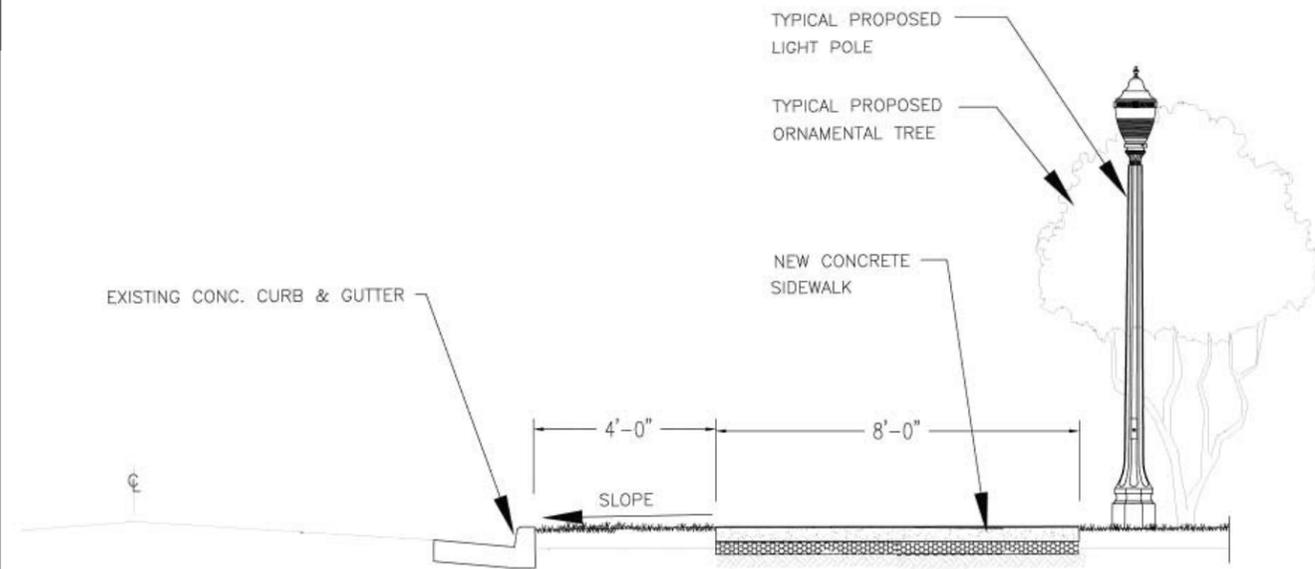
Figure 7

Nimrod Long and Associates
 Land Planners
 Landscape Architects
 Urban Designers
 2215 Morris Avenue First Floor Birmingham AL 35203 205/223-9072

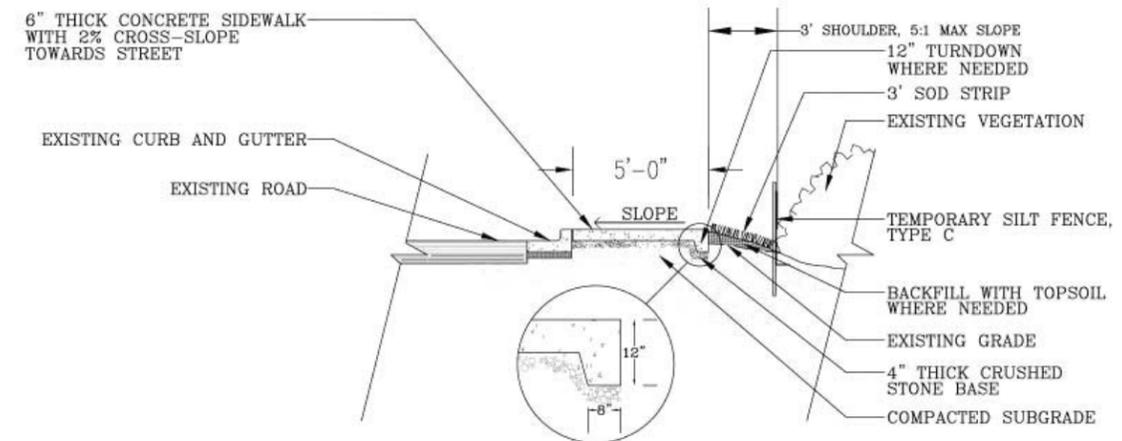




TYPICAL SECTION A nts



TYPICAL SECTION B nts



TYPICAL SECTION C AT CLINTON STREET WALKWAYS nts

Ocmulgee Heritage Trail
 Old Bibb Mill Site
 CSSHPP-0007-00(636), P.I.#0007636
 MACON, GEORGIA

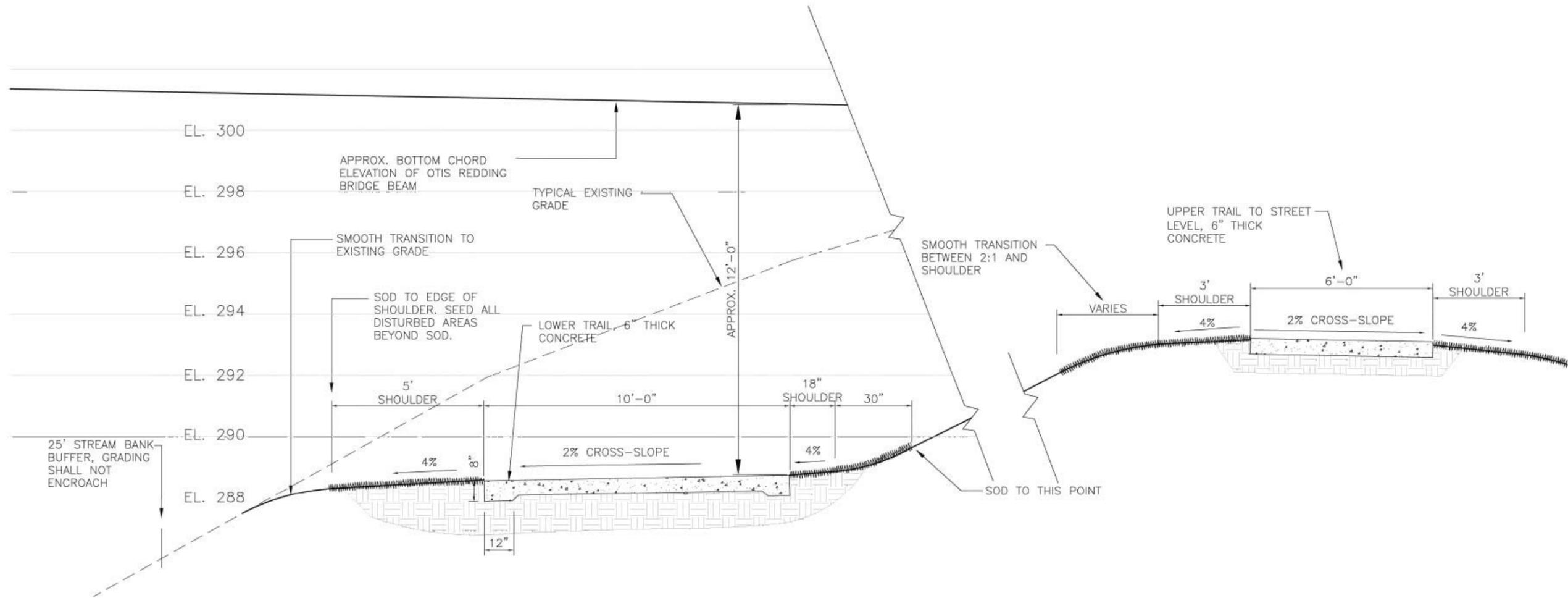
COMMISSION NUMBER 02-522
 DRAWING DATE 08/28/07

DESIGNED: NWE/LJH
 DRAWN: DEG
 CHECKED: DEG/NWE/LJH
 DATE: REVISION

SHEET

Figure 8
 CONCEPT SECTIONS

Nimrod Long
 And Associates
 L O N G
 Land Planners
 Landscape Architects
 Urban Designers
 2211 Meritt Avenue, First Floor Birmingham AL 35203 205/252-6072



PROPOSED SECTION AT OTIS REDDING LOOP TRAIL, NTS

COMMISSION NO.	02-522.03
DWG DATE	8/06/07
DESIGNED	NWELIII
DRAWN	DEG
CHECKED	NWELIII
DATE	REVISIONS

LANDSCAPE DEVELOPMENT
 PLAN - OTIS REDDING TO WALNUT CREEK

SHEET

**OCMULGEE HERITAGE TRAIL: AMERSON WATER WORKS PARK,
OTIS REDDING LOOP, & OLD BIBB MILL
BIBB PI # 0007636 & 0008950**

CONCEPT MEETING MINUTES

MARCH 17, 2010

Attendees: Tom Queen, Georgia Department of Transportation
Mike Ford, Ocmulgee Heritage Trail, LLC
Hal Baskin, Ocmulgee Heritage Trail, LLC
Nimrod Long, Nimrod Long & Associates
Scott Williams, Cranston Engineering Group

Meeting Location: Project Site, Macon, Bibb County, Georgia

Items Discussed:

- Project Budget – The budget for this project has increased to a total of \$7,380,520 including the Federal funding plus the private match.
- Project Phasing – This project will be split into four phases as follows: ¹⁾ Old Bibb Mill, ²⁾ Otis Redding Loop, ³⁾ Amerson Water Works Park Phase I, and ⁴⁾ Amerson Water Works Park Phase II. PI # 0008950 will be included in the fourth phase - Amerson Water Works Park Phase II, while the first three phases will be PI # 0007636. The budget for the phases will be divided in the following manner:

Old Bibb Mill –	\$	377,374.00
Otis Redding Loop –	\$	249,260.00
AWWP Phase I –	\$	4,635,746.00
AWWP Phase II –	<u>\$</u>	<u>2,118,140.00</u>
TOTAL	\$	7,380,520.00

- Environmental Issues – Potential for buffer variance is present for PI # 0008950; this will be determined in the ecology survey.
- Utility Conflicts – There are no utility conflicts on this project.
- Walked Project Site (Amerson Water Works Park)

NOTICE OF LOCATION AND DESIGN APPROVAL

CSSHPP-0007-00(636) & CSMSL-0008-00(950) Bibb County

P.I. Numbers: 0007636 and 0008950

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.

Date of Location and Design Approval: May 16, 2010

These projects are located within three different areas of Bibb County and will continue efforts to complete the Ocmulgee Heritage Trail system. The three sections included in this phase will fill in some of the gaps in the existing trails, connecting pieces to create a continuous trail system for the citizens of Macon-Bibb County. The three areas are described below.

- 1) Amerson Water Works Park is located along the western bank of the Ocmulgee River at the end of North Pierce Avenue and lies within Land District 13; Land Lots 362, 369, 370, 371; and GMDs 483, 584, and 1085 in Bibb County, Georgia. Passive activity amenities and improvements are proposed for Amerson Water Works Park.
- 2) Otis Redding Loop is located east of Martin Luther King Jr. Boulevard (SR11/US80/US129) and Otis Redding Bridge and south of Interstate 16. The project area lies within the Old City Land District; Wharf Lots 3 & 4; and the 514th GMD in Bibb County, Georgia. An asphalt trail is proposed for the area off of Otis Redding Bridge.
- 3) Old Bibb Mill is located east of Coliseum Drive (SR87/US80/US129) and north of Interstate 16. The project area lies within the East Macon Land District; Land Lots 59 and 75; and the 716th GMD in the City of Macon, Georgia. Sidewalk improvements and parking are proposed for the Old Bibb Mill Site.

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:

David Coleman, Area Engineer
Georgia Department of Transportation
4499 Riverside Drive
Macon, Georgia 31210
Phone (478) 757-2601

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:

David Millen, Thomaston District Engineer
115 Transportation Blvd
Thomaston, GA 30286
Phone (706) 646-6900

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