City of Norcross

65 Lawrenceville Street

Norcross, GA 30071

Meeting Agenda

Monday, March 2, 2026

6:30 PM

Council Chambers

Regular Council Meeting

Mayor Craig Newton
Mayor Pro Tem Bruce Gaynor
Councilmember Andrew Hixson
Councilmember Josh Bare
Councilmember Matt Myers
Councilmember Marshall Cheek

Livestream Here:

https://norcrossga.portal.civicclerk.com/event/612/files

https://youtube.com/live/fhZBmDvYD-8?feature=share

A. Call to Order by Mayor Craig Newton

PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES

B. Invocation - Councilmember Bare

C. Pledge of Allegiance to the Flag of the United States of America

D. Roll Call (recorded)

E. Presentation of Previous Meeting Minutes for Acceptance

1. 2026-81: Approval of the previous meeting minutes

Attachments:

1. Mayor and Council - Regular Council Meeting - 2.2.2026
2. Mayor and Council - Policy Work Session - 2.16.2026

F. Set Agenda as Presented for Scheduled Meeting

G. Ceremonial Presentations, Recognitions, and Swearing-in Ceremonies

H. Floor Open to Citizens Desiring to Address the Governing Authority

a. Comments by Citizens

b. Comments by Council

c. Comments by City Manager

I. Public Hearings

1. 2026-45: RZ2025-008; PKST Lively LLC, c/o Troutman Pepper Locke LLP; 705 Lively Avenue

Approval of rezoning to M1, Light Industry, Zoning District.

Attachments:

1. Agenda Report - RZ2025-008
2. Staff Report
3. Rezoning Application Redacted
4. Letter of Intent
5. Proposed Site Plan
6. Applicant for RZ2025-008 Presentation for 02.16.2026 PWS

J. Reports of the Mayor and Councilmembers

a. General Announcements

MARCH CALENDAR OF EVENTS

First Friday Concert: Gold Standard Band
Friday, March 6 | 7:00 - 9:00 p.m. | Cultural Arts & Community Center

Irish Fest
Saturday, March 7 | 12:00 - 5:00 p.m. | Downtown Norcross

Movie Monday: Grumpy Old Men
Monday, March 9 | 1:30 & 6:30 p.m. |Cultural Arts & Community Center

Day Of Play
Friday, March 13 | 5:00 - 6:00 p.m. | Lillian Webb Park

Coffee With Council
Saturday, March 14 | 8:00 a.m. | 45 South Cafè

Policy Work Session
Monday, March 16 | 6:30 p.m. | City Hall, 2nd Floor Conference Room

Movie Monday: Spectre
Monday, March 23 | 1:30 & 6:30 p.m. | Cultural Arts & Community Center

K. Board Appointments

There are no appointments or reappointments for the Mayor and Council to consider at this time.

L. Consent Agenda

1. 2026-65: Amendment to the 2045 Comprehensive Plan

Approval of the proposed amendment to the Comprehensive Plan to present a refined vision for growth and development in Norcross that will provide guidance to Mayor & Council when considering future development proposals.

Attachments:

1. Agenda Report - Comp Plan Amendment_MC_03.02.26
2. DRAFT Adoption Resolution for Comp Plan Amendment
3. Full Comprehensive Plan Document- Tracked Changes from Adopted 2024 Plan
   Full Comprehensive Plan Document with Amendments Incorporated is not attached, but can be accessed here:
   https://www.norcrossga.net/DocumentCenter/View/8822/20251210_Norcross-2045-CP-2---Vision---Changes-Incorporated_DRAFT_Spread-FULLY-INTEGRATED
4. ARC Plan Review Letter 02-03-26
5. Metro Atlanta Housing Strategy Toolkit Comments
6. Doraville Comments on Norcross Plan

2. 2026-59: Expanded Downtown Parking Planning and Design

Approve 60% P&E design and additional funding for 100% design and construction plans.

Attachments:

1. Agenda Report - March 2, 2026, RCM-Expanded Downtown Parking
2. Feb 25-2026 -NorcrossParking-rendering-B
3. DowntownNorcrossParking-CivilSet-%60
4. Expanded Downtown Parking Specification %60
5. Costs for 100% Design-Expanded Downtown Parking
6. Project Schedule -Expanded DT Parking
7. Contract -DowntownNorcrossParking-TaskOrder1
8. Budget Amendment

3. 2026-60: Thrasher Park Lighting Enhancements Update

Authorize staff to proceed with proposal for Thrasher Park lighting enhancements provided by TheOutdoorLights, Inc.

Attachments:

1. Agenda Report - March 2, 2026-Thrasher Park Lighting Enhancements
2. Lighting Concept Layout - TheOutdoorLights, Inc.
3. Cost Proposal -TheOutdoorLights, Inc.
4. Cost Proposal and Lighting Concept Layout - FireFly
5. RFP Packet - RFP PW 26-03

4. 2026-61: Pay Increase for Judge and Solicitor

Approve pay increases for Judge and Solicitor to remain competitive in the current job market.

Attachments:

1. Agenda Report - Pay Increase for Judge and Solicitor
2. 2025 Municipal Pay Rates
3. Budget Amendment Item 26-021626

5. 2026-34: Appropriate $5 Million for the Construction of the Public Safety Administration Building

Approval to appropriate $5,000,000.00 in available funds in the General Fund to be used as a funding source for the construction of the Public Safety Administration building.

Attachments:

1. Agenda Report - Appropriate Funding for the Public Safety Admin Building - Construction Cost
2. May 5, 2025 Agenda item
3. Budget Amendment Item 26-021626-2

6. 2026-72: Phase II Property Corrective Deed and Parking Easement between City and DDA

Authorize the City to execute the Parking Easement and Corrective Deed between the City and the Downtown Development Authority as presented.

Attachments:

1. Agenda Report - Phase II Property Corrective Deed and Parking Easement between City and DDA
2. Corrective Deed (Mitchell Road)
3. Prior Deed
4. Parking Easement

7. 2026-80: Stream and Wetland Mitigation Credits – Norcross Greenway Project (LCI No. 0016067)

Approval of Payment in the Amount up to $112,900 for the Purchase of Stream and Wetland Mitigation Credits from an approved mitigation bank, and authorize the Mayor to sign the required documents.

Attachments:

1. Agenda Report - March 2, 2026, Stream and Wetland Mitigation Credits
2. GALT-ILF SOCA Wetlands
3. Little Sandy Creek 2 SOCA Stream
4. GALT-ILF Pricing
5. Little Sandy Creek 2 Estimate
6. Pages from 0016067_PCN_2025.12.23
7. Budget Amendment Item 2026-80

M. Items for Discussion

N. Adjourn in memory of

O. Adjourn to Executive Session for Legal, Personnel, and Real Estate

P. Signed by _____ Mayor Craig Newton

Q. Attest _____ Monique Philip, City Clerk

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071

Meeting Minutes

Monday, February 2, 2026

6:30 PM

Council Chambers

Regular Council Meeting

Mayor Craig Newton
Mayor Pro Tem Bruce Gaynor
Councilmember Andrew Hixson
Councilmember Josh Bare
Councilmember Matt Myers
Councilmember Marshall Cheek

Meeting Recording:

https://norcrossga.portal.civicclerk.com/event/611/media

A. Call to Order by Mayor Pro Tem Gaynor

PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES

The meeting was called to order at 6:34 PM by Mayor Pro Tem Bruce Gaynor

B. Invocation - Councilmember Cheek

C. Pledge of Allegiance to the Flag of the United States of America

D. Roll Call (recorded)

Attendee Name	Title	Status	Arrived
Craig Newton	Mayor	Absent	
Marshall Cheek	Mayor Pro Tem	Present	
Andrew Hixson	Councilmember	Present	
Josh Bare	Councilmember	Present	
Matt Myers	Councilmember	Present	
Bruce Gaynor	Councilmember	Present	

E. Presentation of Previous Meeting Minutes for Acceptance

A motion to approve the minutes of the following meetings: January 5, 2026, Regular Council Meeting; and January 20, 2026, Policy Work Session and exec session.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Josh Bare, Councilmember SECONDER: Marshall Cheeks, Councilmember AYES: Cheek, Hixson, Bare, Myers, Gaynor

F. Set Agenda as Presented for Scheduled Meeting

Acceptance of the Agenda and Approval of the Consent Agenda.

A motion to accept the agenda and approve the Consent Agenda, with the following items being moved to discussion:

26-7510: Budget Amendment and Appropriation of Funds for the Purchase of 9 S. Peachtree Street 26-7511: Traffic Study and Ownership of Holcomb Bridge Road

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Josh Bare, Councilmember SECONDER: Matt Myers, Councilmember AYES: Cheek, Hixson, Bare, Myers, Gaynor

A motion to add an agenda item for Moratorium on Multifamily Housing (added from the floor):

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Josh Bare, Councilmember
SECONDER: Matt Myers, Councilmember
AYES: Cheek, Hixson, Bare, Myers, Gaynor

G. Ceremonial Presentations, Recognitions, and Swearing-in Ceremonies

H. Floor Open to Citizens Desiring to Address the Governing Authority

a. Comments by Citizens

Larry Hall
Representing Norcross Gallery and Studios, a nonprofit art gallery that partners with the city on public events. Introduced Tracy Kruger, the gallery director. Announced that Norcross Gallery and Studios was awarded "Best of Georgia 2025 Regional Art Galleries" by the Georgia Business District Journal. Invited the public to visit the gallery and requested Council support in promoting the gallery.

Kay Nation
Confirmed her understanding that the 146 Barton Street project would be tabled and requested confirmation that the new design would go back through the Architectural Review Board (ARB) process.

Jeff Allen
Expressed support for the UDO changes being voted on. Requested that future agenda packets be cleaner, noting confusion with multiple versions of documents included. Thanked the staff for clarification.

Jim Eyre
Requested clarification that the public hearing would include the amendments on the back table. Expressed support for UDO changes but recommended removing cell towers from the Buford Highway Zoning District. Offered to answer questions about 9 South Peachtree Street project.

Ann Beach
Expressed concerns about traffic on Holcomb Bridge Road, noting it is extremely busy. Questioned plans for managing traffic if apartment developments proceed at either end of Holcomb Bridge Road. Warned that increased traffic could deter visitors from coming to town.

Joe Beach
Commented on the definition of democracy, quoting that it is "three wolves and two sheep voting on what to have for lunch."

b. Comments by Council

c. Comments by City Manager

I. Public Hearings

1. 2025-324: COA2025-027; Consideration of a Historic Demolition and New Home

A motion to table this agenda item for the March 16, 2016, Policy Work Session.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Josh Bare, Councilmember
SECONDER: Matt Myers, Councilmember
AYES: Cheek, Hixson, Bare, Myers, Gaynor

2. 2025-433: RZ2025-006 5330 Old Norcross Road

A motion to table the rezoning request RZ2025-006 for 5330 Old Norcross Road for 120 days or until Condition 6 is met.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Matt Myers, Councilmember
SECONDER: Josh Bare, Councilmember
AYES: Cheek, Hixson, Bare, Myers, Gaynor

3. 2026-31: TEXT2026-001 Amendment to the Unified Development Ordinance

Attachment:

Sec. 202-4 Multi-family SUP

A motion to Approve amendments to the Unified Development Ordinance (UDO), including the following sections and enacting clause:

Chapter 100 General and Administrative Provisions, Article II. Definitions
Chapter 200 Land Use and Zoning, Article I, Division 2
Sec. 201-22 CX Community Mixed Use
Sec. 201-23 BH Buford Highway

Chapter 200 Land Use and Zoning, Article II Supplemental and Accessory Use Standards:
Sec. 202-2 Supplemental use standards(aa)(3), with the included amendment as presented
Sec. 202-3 Accessory uses or structures

Chapter 200 Land Use and Zoning, Article III Parking and Loading
Sec. 203.9 Minimum number of spaces required

Chapter 400
Sec. 407-4 Applicability criteria for stormwater management standards
Sec. 407-5 Exemptions from stormwater management standards

Enacting Clause: The Mayor and City Council of the City of Norcross, Georgia, hereby ordains that the adopted Code of Ordinances is hereby amended as more particularly set forth below. It is the intention of the Mayor and City Council, and it is hereby ordained that all the following provisions shall become and be made part of the Code of the City of Norcross.

RESULT: APPROVED 4-1
MOVER: Matt Myers, Councilmember
SECONDER: Marshall Cheek, Councilmember
AYES: Cheek, Hixson, Myers, Gaynor
NAYS: Bare

4. 2026-32: FP2025-003, Final plat consideration

A motion to approve the final plat of the property located at 551 Sunset Drive.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Matt Myers, Councilmember
SECONDER: Marshall Cheek, Councilmember
AYES: Cheek, Hixson, Bare, Myers, Gaynor

J. Reports of the Mayor and Councilmembers

General Announcements

FEBRUARY CALENDAR OF EVENTS

First Friday Concert: The Rainmen
Friday, February 6 | 7:00 - 9:00 p.m. |Cultural Arts & Community Center

Movie Monday: Ghost
Monday, February 9 | 1:30 & 6:30 p.m. |Cultural Arts & Community Center

Galentine's Boutique Crawl
Thursday, February 12 | 5:00 - 8:00 p.m. | Downtown Norcross

Valentine's Father-Daughter Dance
Friday, February 13 | 6:30 - 8:30 p.m. | Cultural Arts & Community Center

Coffee With Council
Saturday, February 14 | 8:00 a.m. | 45 South Cafè

K. Board Appointments

There are currently no appointments or reappointments for the Mayor and Council to consider.

L. Consent Agenda

A motion to approve the consent agenda.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Josh Bare, Councilmember
SECONDER: Matt Myers, Councilmember
AYES: Cheek, Hixson, Bare, Myers, Gaynor

1. 2026-19: Accept and Appropriate NPAC Donations

A motion to accept and appropriate donations totaling $440.00 to the Norcross Public Arts Commission from Acorn Sales.

2. 2026-24: Award of Contract for On-Call Stormwater Relining and Repair

A motion to approve a contract between the City of Norcross and Southern Premier Contractors, Inc. for on-call stormwater relining and repair services, funded by the FY26 Stormwater Fund, in the amount not to exceed 1,500.000.

3. 2026-25: Approve Sale of Property located at 993 East Glochester

A motion to approve the sale of 993 East Glochester Place through closed bids and authorization for the Mayor to sign documents necessary to consummate the sale.

4. 2026-26: Approval of Hydrology Study and HEC-RAS Modeling for Culvert Extension – Norcross Greenway Project

A motion approve the proposal submitted by Clark Patterson Lee (CPL) to provide additional design services for a Hydrology Study and HEC-RAS modeling for the culvert extension under Cemetery Street.

5. 2026-27: Sidewalk Data and Gap Analysis

A motion to approve recommended sidewalk priorities and initial proposed projects.

M. Items for Discussion

1. 2026-21: Budget Amendment and Appropriation of Funds for the Purchase of the 9 S Peachtree St. Property.

A motion to approve the appropriation of 1,400,000 from fund balance funding for the city's financing of the DDA's acquisition of 9 South Peachtree Street.

RESULT: APPROVED [UNANIMOUS] 5-0
MOVER: Matt Myers, Councilmember
SECONDER: Marshall Cheek, Councilmember
AYES: Cheek, Hixson, Bare, Myers, Gaynor

2. 2026-35: Traffic study and ownership of Holcomb Bridge Road

A motion to authorize the Mayor and City Manager to initiate a discussion with Gwinnett County on transferring ownership of Holcomb Bridge Rd, from the intersection of Peachtree Industrial Blvd to the intersection with Buford Highway, along with any funds the County has for maintenance and improvements.

RESULT: APPROVED [5–0]
MOVER: Matt Myers, Councilmember
SECONDER: Marshall Cheek, Councilmember
AYES: Cheek, Hixson, Bare, Myers, Gaynor

3. 2026-57: Moratorium on Multi-family Housing

Attachment:
Resolution for Moratorium on Multi-family Housing

A motion to deny the approval of the Resolution enacting a moratorium on all accessory dwelling unit applications and multifamily housing.

RESULT: APPROVED [4–1]
MOVER: Matt Myers, Councilmember
SECONDER: Andrew Hixson, Councilmember
AYES: Cheek, Hixson, Myers, Gaynor
NAYS: Bare

N. Adjourn in memory of

O. Adjourn to Executive Session for Legal, Personnel, and Real Estate

Councilmember Myers made a motion to adjourn the meeting at 8:34 pm, seconded by Councilmember Bare. The vote was unanimously passed, 5-0.

P. Signed by _____Mayor Craig Newton

Q. Attest _____Monique Philip, City Clerk

Sec. 202-2. Special Use Permits Applicable to Multi-family Developments in the CX and BH Zoning Districts (Subparagraph (w)).

(w.1) *Multi-family dwellings.* Multifamily dwellings, which may be duplexes, apartments, condominiums, or planned residential developments, subject to the following provisions:

(1) All condominium developments shall comply with all state laws regarding condominium developments.

(2) All planned residential developments shall provide for a mandatory homeowner's association, which shall hold title to all common areas in the development. A declaration of covenants for the development shall be provided to and approved by the city prior to said declaration of covenants being recorded in the public records. Following the approval by the city, the declaration of covenants shall be recorded in the public records of the county and title to the common areas transferred to the homeowner's association prior to the approval of a final plat for the planned residential development and before any certificates of occupancy for the individual residential units are issued by the city.

(w.2) *General.* All developments or redevelopments of property located within the CX and BH zoning districts proposing muti-family uses, whether as a standalone use or as a component of a mixed-use development, shall submit an application and request and obtain a special land use permit as provided herein:

(1) Contents of Multifamily Special Use Application and Letter of Intent. Applicant's seeking a Special Land Use Permit as provided in this Section shall submit an application detailing, in addition to such information as is required by Section 103-11(c) of this UDO, the following:

(i) The total number of units and the division of bedroom counts proposed;

(ii) The total parking spaces proposed;

(iii) A traffic study performed by a licensed engineer;

(iv) The division and proportion of uses as measured by gross floor area of each building;

(v) Total building height and the approximate height of existing buildings on adjoining parcels;

(vi) A community engagement plan providing for mailed notice of the application to surrounding property owners and at least one applicant-hosted community meeting held at least two weeks before the item is first considered by the City Council; and

(vii) Evidence of compliance with the standards provided is subsection (x) of this Section.

(2) No residential only multi-family development in the CX and BH Zoning Districts shall be permitted to exceed a gross density of 54 units per acre.

(3) No mixed-use multi-family development in the CX and BH Zoning Districts shall be permitted to exceed a gross density of 61 units per acre.

(w.3) *Special Use Standards*

(1) All applications for Special Land Use Permits under this Section shall be required to show conformity with Section 103-11(a)(2) of this UDO. Additionally, such applications should address the additional factors for consideration provided below.

(2) For residential only multi-family developments or mixed-use multi-family developments with a gross density of 35 units per acre or less, the following factors should be addressed:

(a) Applicant should show that the development has adequate parking facilities in close proximity to the dwelling units such that there is minimal risk of parking overflow upon surrounding areas and public facilities;

(b) Applicant should show that the development will not further burden underperforming public utilities and streets;

(c) Applicant should demonstrate that the development will provide at least three (3) of the following environmental efficiency features:

(i) Green roof components

(ii) Permeable pavement for at least ten percent (10%) of total permeable and impermeable pavement coverage

(iii) Native planting

(iv) Stormwater planters or cisterns

(v) Roof mounted solar panels

(vi) Electric vehicle charging stations of at least 5 percent (5%) of the total parking spaces

(vii) Energy efficient windows

(viii) Rain gardens or bio-swales

(ix) Street trees on public rights of way

(3) For residential only multi-family developments with a gross density exceeding 35 units per acre the following factors should be addressed:

(a) Applicant should demonstrate that a substantial amount of parking for the development shall be provided through structured parking-decks such that surface level parking (not including structured parking) does not exceed 20% of the total land area of the development;

(b) Applicant should demonstrate that the development will provide at least five (5) of the following environmental efficiency features:

(i) Green roof components

(ii) Permeable pavement for at least ten percent (10%) of total permeable and impermeable pavement coverage

(iii) Native planting

(iv) Stormwater planters or cisterns

(v) Roof mounted solar panels

(vi) Electric vehicle charging stations of at least 5 percent (5%) of the total parking spaces

(vii) Energy efficient windows

(viii) Rain gardens or bio-swales

(ix) Street trees on public rights of way

(d) Applicant should demonstrate that the development provides pedestrian connectivity to commercial/retail opportunities either within or beyond the development and that the development provides connectivity to other pedestrian and recreational opportunities;

(e) Applicant should provide elevations for each of the buildings proposed in the development which shall be subject to review and recommendation by the City's Architectural Review Board prior to the public hearing before the City Council; and

(f) Applicant should demonstrate that the development will not overly burden current public roads; applicant may make such a demonstration by showing performance standards of existing infrastructure in a traffic study and, where appropriate, detail proposed traffic mitigation strategies and infrastructure improvements.

(4) For mixed-use multi-family developments with a gross density exceeding 35 units per acre the following factors should be addressed:

(a) Applicant must demonstrate that the development is a Mixed-use development as that term is defined in 102-2 of the UDO;

(b) Applicant should demonstrate that a substantial amount of parking for the development shall be provided through structured parking-decks such that surface level parking (not including structured parking) does not exceed 20% of the total land area of the development;

(c) Applicant should demonstrate that the development will provide at least five (5) of the following environmental efficiency features:

(i) Green roof components

(ii) Permeable pavement for at least ten percent (10%) of total permeable and impermeable pavement coverage

(iii) Native planting

(iv) Stormwater planters or cisterns

(v) Roof mounted solar panels

(vi) Electric vehicle charging stations of at least 5 percent (5%) of the total parking spaces

(vii) Energy efficient windows

(viii) Rain gardens or bio-swales

(ix) Street trees on public rights of way

(d) Applicant should demonstrate that the development provides pedestrian connectivity to commercial/retail opportunities either within or beyond the development and that the development provides connectivity to other pedestrian and recreational opportunities;

(e) Applicant should provide elevations for each of the buildings proposed in the development which shall be subject to review and recommendation by the City's Architectural Review Board prior to the public hearing before the City Council; and

(f) Applicant should demonstrate that the development will not overly burden current public roads; applicant may make such a demonstration by showing performance standards of existing infrastructure in a traffic study and, where appropriate, detail proposed traffic mitigation strategies and infrastructure improvements.

A RESOLUTION ENACTING A MORATORIUM ON THE ACCEPTANCE AND PROCESSING OF APPLICATIONS FOR REZONING, SPECIAL USE PERMITS, CERTIFICATES OF APPROPRIATENESS, LAND DISTURBANCE PERMITS, BUILDING PERMITS, SUBDIVISION AND PLAT APPROVALS AND OTHER PERMITS OR APPROVALS ISSUED BY THE CITY OF NORCROSS, GEORGIA THAT PROVIDE FOR THE CONSTRUCTION OF MULTI-FAMILY UNITS AS DEFINED IN THE UNIFIED DEVELOPMENT ORDINANCE.

The City of Norcross, Georgia (the "**City**"), by and through its Mayor and City Council, has duly considered the forgoing and hereby adopts as a Resolution of the City Council the foregoing:

WHEREAS, the City's Unified Development Ordinance ("**UDO**") provides certain provisions for the use, location, standards of development, floor area details, and other regulations applicable to Multi-family developments, which the ordinance defines as "a single building containing three or more dwelling units or in the case of a duplex, two dwelling units, each of which has direct access to the outside or a common hallway leading outside[]" (UDO § 102-2);

WHEREAS, the City is currently in the process of amending its Comprehensive Plan to, among other lawful purposes, amend the City's various character areas and future land use map in a manner that may have long-term planning implications on multi-family developments within various character areas across the City;

WHEREAS, the City is contemporaneously in the process of amending the UDO's land-use and development regulations as they relate to developments within certain zoning districts, including multi-family developments within the CX—Community Mixed-use (UDO § 201-22) or BH—Buford Highway (UDO § 201-23) zoning districts (City Council Item No.: TEXT 26-001) (the "**UDO Amendments**");

WHEREAS, the proposed amendments to the UDO and the Comprehensive Plan, if approved by a majority of the City Council, may alter certain design, development, and zoning entitlements within the City's regulatory schemes and the City's planning goals as it relates to Multi-family developments;

WHEREAS, the City Council voted on January 5, 2026 to impose a moratorium on all rezoning applications, certificates of appropriateness, land disturbance permits, building permits, subdivision and plat approvals and other permits or approvals issued by the City that provide for the construction or development of Multi-family developments;

WHEREAS, the City's interests in preserving the health, safety, morals, aesthetics, and general welfare of the public is served by imposing a moratorium as provided below on the acceptance of any and all rezoning and permit applications related to the construction and development of Multi-family developments within the City of Norcross;

WHEREAS, the City Council desires the development of a cohesive and coherent regulatory scheme and policy within the City and desires to promote community, housing, and infrastructure development through stable, predictable, and balanced development which furthers the interests of the City and the general public.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF NORCROSS, GEORGIA, that a moratorium be extended precluding staff for the City of Norcross from considering or accepting any application for rezoning, special use permits, any certificate of appropriateness, land disturbance permit, building permit, subdivision or plating involving the construction or development of any Multi-family development within the City;

BE IT FURTHER RESOLVED, that the moratorium was established by Motion at the January 5, 2026 City Council meeting, that the moratorium is ratified and restated through this Resolution, and that it shall be extended and continue through the date the City Council approves the UDO Amendments or March 2, 2026, whichever is earlier;

BE IT FURTHER RESOLVED that the City Council, having considered evidence and the opinions of experts, including those of City Staff, believes that the recitals of this resolution were adequately researched to reach an informed decision and that such recitals are fully valid, enforceable and constitutional; that every section, paragraph, sentence, clause and/or phrase of this Resolution is severable from any other section, paragraph, sentence, clause or phrase herein such that if any section, paragraph, sentence, clause or phrase of this Resolution; it is further the express intent of the City Council that, in the event a court of competent jurisdiction were to declare by valid and final judgment that any such section, paragraph, sentence, clause, or phrase of this Resolution to be invalid, unconstitutional, or otherwise unenforceable, it shall not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution and that, to the greatest extent allowed by law, all remaining phrases, clause, sentences, paragraphs or sections of the resolution shall remain valid, constitutional, enforceable, and of full force and effect;

BE IT FURTHER RESOLVED that all resolutions, ordinances, or acts of the City Council in conflict with this Resolution are, to the extent of the conflict, hereby repealed.

SO RESOLVED by the City Council for the City of Norcross, Georgia

ADOPTED THIS 2nd DAY OF FEBURARY, 2026.

CITY OF NORCROSS, GEORGIA

(SEAL)

By: _____
Craig Newton, Mayor

Attest:_

_____

Monique Philip, City Clerk

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071

Meeting Minutes

Monday, February 16, 2026

6:30 pm

2nd Floor Conference Room

Policy Work Session

Mayor Craig Newton
Mayor ProTem Bruce Gaynor
Councilmember Andrew Hixson
Councilmember Josh Bare
Councilmember Matt Myers
Councilmember Marshall Cheek

Meeting Recording:

https://norcrossga.portal.civicclerk.com/event/182/media

A. Roll Call (recorded)

Mayor Newton called the meeting to order at 6:40 pm.

Attendee Name	Title	Status	Arrived
Craig Newton	Mayor	Present	
Marshall Cheek	Mayor Pro Tem	Present	
Andrew Hixson	Councilmember	Present	
Josh Bare	Councilmember	Present	
Matt Myers	Councilmember	Present	
Bruce Gaynor	Councilmember	Present	

B. Citizen Input

Sean O'Neill spoke regarding bicycle barrier installations on Autry Street. Requested removal of a crosswalk sign between Thrasher and West Peachtree Streets that narrows the roadway and has been knocked down repeatedly. Also raised concerns about uneven road surfaces on Autry Street, Nesbitt, and Brundridge resulting from utility trenching, and requested consideration of resurfacing.

Jeff Allen spoke in opposition of apartments. Referenced a petition with 653 signatures opposing high-density multifamily development. Argued that the term high-density multifamily is synonymous with apartments and urged Council to listen to the will of the people and not move the plan forward.

Jim Eyre commented on several agenda items, commending the 60% completion of the downtown parking plans, supporting the Comprehensive Plan as a 2045 vision for housing diversity and the downtown parking policy, expressing concern about the proposed Thrasher Park string lighting, and cautioning that the proposed UDO amendments eliminating intermediate appeal steps for certain boards would leave citizens with no recourse other than court.

Chris Casey spoke regarding the 2045 Comprehensive Plan. Thanked Council for including a special-use permit requirement for high-density multifamily housing in the previous UDO revision. Referenced Doraville's comments on the plan, noting that the separation of Character Area 7 into 7A and 7B appeared overly complicated and potentially a carve-out for future development near the historic district entrance at Magnolia and Buford Highway. Requested that the area remain designated as historic.

Tonya Willis spoke about DDA-owned properties at 80 Wingo and 94, which back up to City Hall. Expressed concern that the homes appear to be deteriorating with debris accumulating on roofs and no visible maintenance work being done for 14-15 months. Asked about the plan for the properties and expressed concern that they may be allowed to deteriorate to justify the demolition of the historic homes.

C. Board Updates

D. General Updates

E. Council- General Discussions

F. City Manager's Report

G. Board Appointments

There are currently no appointments or reappointments for the Mayor and Council to consider.

H. Items for Discussion

1. 2026-59: Expanded Downtown Parking Planning and Design

RESULT:
This matter was discussed in detail. Council directed staff to provide a detailed project management plan with milestones and cost breakdowns. This matter was referred to the March 2, 2026, Regular Council Meeting.

2. 2026-60: Thrasher Park Lighting Enhancements Update

RESULT:
This matter was discussed. Staff was directed to engage directly with Outdoor Lighting Company to refine the proposal for a future policy work session.

3. 2026-61: Pay Increase for Judge and Solicitor

RESULT:
This matter was referred to the Regular Council Meeting on March 2, 2026.

4. 2026-65: Amendment to the 2045 Comprehensive Plan

RESULT:
This matter was referred to the Regular Council Meeting on March 2, 2026.

5. 2026-45: RZ2025-008; PKST Lively LLC, c/o Troutman Pepper Locke LLP; 705 Lively Avenue

RESULT:
This matter was referred to the Regular Council Meeting on March 2, 2026.

6. 2026-67: TEXT2026-002; Amendment to the Unified Development Ordinance

RESULT:
This matter was referred to the March 16, 2026, Policy Work Session for further review.

7. 2026-64: Downtown Parking Policies and Related Amendments to the Unified Development Ordinance

RESULT:
This matter was referred to the March 16, 2026, Policy Work Session for continued discussion.

8. 2026-34: Appropriate $5 Million for the Construction of the Public Safety Administration Building

RESULT:
This matter was referred to the March 2, 2026, Regular Council Meeting.

9. 2026-72: Phase II Property Corrective Deed and Parking Easement between City and DDA

RESULT
This matter was referred to the March 2, 2026, Regular Council Meeting.

10. 2026-68: Re-establishment of Norcross 101

RESULT
This matter was discussed. Staff were directed to develop curriculum details and scheduling for at least one class in 2026.

11. 2026-71: Ethics Ordinance Revision

RESULT
This matter was referred to the March 16, 2026, Policy Work Session. Legal staff to compile suggested changes in a memorandum.

12. 2026-73: Request for Proposals for City Manager Recruitment

RESULT
This matter was discussed. Council directed staff to prepare and issue an RFP for recruitment services.

13. 2026-80: Stream and Wetland Mitigation Credits – Norcross Greenway Project (LCI No. 0016067)

Attachments:

Agenda Report - Stream Land Wetland Mitigation Credits

Environmental Commitment Table 0016067 ECT for PCE RE-EVAL_20260216_signed

Mayor Pro Tem motioned to add the item to the agenda, seconded by Councilmember Matt Myers. Vote was unanimous 5-0.

RESULT
This item was added to the agenda due to time sensitivity. The federal government requires $100,000 in conservation credits to mitigate wetland impacts for the Beaver Ruin Creek Greenway Project. This matter was referred to the March 2, 2026, Regular Council Meeting.

I. Adjourn to Executive Session for Legal, Personnel, and Real Estate

J. Signed by _____ Mayor Craig Newton

K. Attest _____ Monique Philip, City Clerk

AGENDA REPORT

To: Mayor and Council

From: Len Housley, Public Works Director

Meeting Date: February 16, 2026 – Policy Work Session

Item No.: 2026-80

Title: Stream and Wetland Mitigation Credits – Norcross Greenway Project (LCI No. 0016067)

CC: Eric Johnson, City Manager

Recommendation
Approval of Payment in the Amount up to $115,000 for the Purchase of Stream and Wetland Mitigation Credits from an approved mitigation bank.

Background
As part of the construction for the bridges and boardwalk through the stream and wetland areas off Mitchell Road towards Pinnacle Park, streams and wetlands will be impacted.

The requirements to obtain a variance and Regional 404 Permit from the U.S. Army Corps of Engineers (USACE) for impacts associated with encroachment into Beaver Ruin Creek and adjacent wetlands for the Norcross Greenway Project, USACE has mandated the purchase of compensatory stream and wetland mitigation credits.

The required mitigation credits are as follows:
- 2018 Stream Credits: 20.25, Legacy Stream Credits: 243.00 (Total 263.26 stream linear feet)
- 2018 Wetland Credits: 0.04, Legacy Wetland Credits: 0.32 (Total 0.36 acre of Wetland)

This approval is needed prior to March 27 for the Environmental Certification by GDOT.

Financial Impact
- Up to $115,000 From Transportation SPLOST. 80 percent expected to be reimbursed from FHWA (ARC).

Consistent with Comprehensive Plan? (If applicable, please select which goal applies)
Goal 2, Policy 2-5: Provide pleasant, accessible public gathering places.
Goal 6, Policy 6-2: Maximize the use of existing facilities and services.

Attachments

- Environmental Commitments Table

Update

ENVIRONMENTAL COMMITMENTS TABLE
Let Sponsor: Local LET, signature required_ amir mahfoozpour 2/16/2026
PI#: 0016067 County: Gwinnett

Date: 1/20/2026
Stage: CST Authorization (Let)
Record Plan Set Date: 6/1/2025

Review

GDOT Env SME Initials & Review Date.

If no commitments, Env Analyst may approve for all

GDOT PM & PM's manager assert that commitments are feasible.
GDOT PM Name & Initials: Thaddeus Tolbert TT
GDOT PM's Manager Name: Obi Ezenekwe
GDOT PM's Manager Signature/Date: 02/11/2026

Engineer of record (EOR) asserts that plans incorporate (or will incorporate) applicable commitments.
EOR (or GEC-P.E.) Name: Brian Miller
Signature/Date: 2/3/2026

Air/Noise: BS 1/22/26
Arch: JD 1/21/26
Eco: FK 2/13/26
Hist: HM 1/30/26
Env An: TJ 2/13/26

A. During or Post-construction Commitments/Requirements

During or Post		*Commitment*	*Reference Document*	*Office and/or Title of Responsible Party*	*Responsible Party to Document Completion**
A-1	During	Conservation fund payment to offset the impacts of tree-clearing, as prescribed in the Georgia Bat Programmatic Agreement	Georgia Bat Programmatic Agreement	GDOT Office of Environmental Services - Ecology	GDOT Office of Environmental Services - Ecology
A-1	Post	Georgia DNR, Land and Water Conservation Grants will need to see as-built site plans after the completion of construction -	GA DNR Land and Water Conservation Fund Letter 2/2/2021	City of Norcross	City of Norcross

*Responsible Party to Document Completion with a date or other relevant details; initial (or sign) the cell.

B. Special Provisions

Special Provision		*Purpose of Special Provision*	*Date of Special Provision*
B-1	107.23H	To prevent harm to protected species	2/9/2026
B-2	165.3.05	For erosion control and to prevent harm to protected species	12/18/2025

Attach any environmental Special Provisions with transmittal letters to this document.

C. Necessary Permits, Stream Buffer Variances and Mitigation Credits

Permit, Variance, Mitigation Credits, etc.		*Additional Info (permit expiration date, number of credits needed, etc.)*	*Status* *Acquired or not acquired; If acquired include date.*
C-1	Notice of Intent (NOI) for NPDES	The Office of Bidding Administration and Construction Contractor will submit a NOI to the NPDES General Permit following award of the contract but prior to construction.	Will be acquired following Let
C-2	Regional 404 Permit	Expires 10/5/2028	Will be acquired before Let
C-3	Buffer Variance	For non-exempt impacts to: PS02 buffer, IS03 buffer, IS04 buffer, PS05a buffer, and PS05b buffer.	Will be acquired before Let

ENVIRONMENTAL COMMITMENTS TABLE
Let Sponsor: Local LET, signature required_ amir mahfoozpour 2/16/2026
PI#: 0016067 County: Gwinnett

Date: 1/20/2026
Stage: CST Authorization (Let)
Record Plan Set Date: 6/1/2025

C-4	Stream Mitigation Credits	2018 Stream Credits: 20.25 Legacy Stream Credits: 243.00	Will be acquired before Let

ENVIRONMENTAL COMMITMENTS TABLE
Let Sponsor: Local LET, signature required_ amir mahfoozpour 2/16/2026
PI#: 0016067 County: Gwinnett

Date: 1/20/2026
Stage: CST Authorization (Let)
Record Plan Set Date: 6/1/2025

Permit, Variance, Mitigation Credits, etc.		*Additional Info (permit expiration date, number of credits needed, etc.)*	*Status* *Acquired or not acquired; If acquired include date.*
C-5	Wetland Mitigation Credits	2018 Wetland Credits: 0.04 Legacy Wetland Credits: 0.32	Will be acquired before Let

Attach all materials associated with above items with transmittal letters to this document, if applicable to the stage.

D-F. Pre-construction Commitments/Requirements

D	*Commitment*	*Applicable Resource(s)*	*Reference Document*	*Office and/or Title of Responsible Party*	*Status*
D-1	NA				

Examples are Environmental Resource Impact Table (ERIT) listings, a design feature, a plan sheet note, etc. If the item is no longer applicable to the project, move to Section G with an explanation.

E	*Public Outreach*†	*Additional Information*	*Status*
E-1	NA	-	-

†Any response letter obligations for future consideration.

F	*Resources (Category)*	*Impacts or Effect Findings for Resources* *If no impacts, state "No impacts/no permitted construction activity".*	*Was this updated from previous ECT?* *N/A if first ECT for project.*	*Name and Date of Report*	*Are all resources correct on the plans and ERIT?*‡
F-1	Streams	Permanent Discharge of Fill/27 LF (0.010 ac.) Temporary Dewatering/21 LF (0.0007 ac.)	Yes	Addendum to Ecology Resource Survey and Assessment of Effects Report (12/19/2025)	Yes
F-2	Wetlands	Permanent Discharge of Fill/0.046 ac. Temporary Discharge of Fill/0.350 ac.	Yes	"	Yes
F-3	State Waters buffer	See ERIT for exemptions or fill-clearing impacts	Yes	"	Yes
F-4	Norcross City Cemetery	No construction activity	No	Historic Resources Survey Report Addendum (10/9/2025)	Yes
F-5	Norcross Housing Authority (Garner Street)	"	No	"	Yes
F-6	South Equipment Company (SA Recycling)	"	No	"	Yes
F-7	Resource 1	"	No	Addendum Cultural Resources Survey of the Proposed Norcross Greenway (10/13/2025)	Yes

ENVIRONMENTAL COMMITMENTS TABLE
Let Sponsor: Local LET, signature required_ amir mahfoozpour 2/16/2026
PI#: 0016067 County: Gwinnett
Date: 1/20/2026
Stage: CST Authorization (Let)
Record Plan Set Date: 6/1/2025

F	*Resources (Category)*	*Impacts or Effect Findings for Resources* *If no impacts, state "No impacts/no permitted construction activity".*	*Was this updated from previous ECT?* *N/A if first ECT for project.*	*Name and Date of Report*	*Are all resources correct on the plans and ERIT?‡*
F-8	Cemetery Field Park	Approximately 0.54 acre of park property	Yes	Updated Section 4(f) Coordination for Proposed Norcross Greenway (12/15/2025) Updated LWCF Coordination for Proposed Norcross Greenway (12/22/2025)	Yes
F-9	Pinnacle Park	Approximately 0.20 acre of park property	No	Updated Section 4(f) Coordination for Proposed Norcross Greenway (12/15/2025)	Yes

For individual resources refer to technical reports and/or ERIT. ‡If project is in *PFPR Preparation* stage, this column can list "Incomplete" if applicable; however, for CST, "Yes" is required.

G. Items No Longer Applicable to ECT (Likely items from Section D-F)

Use Table and Number	*Resource/Item/Commitment*	*General Description*	*Reason No Longer Applicable*
G-1	NA	-	-

Estimated PE Mitigation Cost *(Budgeting purposes only, mitigation cost may differ)*	$115,000.00

If project is Complete or Under Construction: Area or Construction Engineer (or equivalent under Design/Build) affirms by signature below that all Special Provisions, ERIT Comments, and During Construction Commitments were adhered to during the project's construction.

Please Print Name and Title: _____ Signature: _____ Date: _____

Provide an explanation if unable to sign.

Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

AGENDA REPORT

To: Mayor and Council

From: Helen Balch, AICP
Community Development & Planning Director

Meeting Date: March 2, 2026 – Regular Council Meeting (RCM)

Item No.: 2026-45

Title: RZ2025-008; PKST Lively LLC, c/o Troutman Pepper Locke LLP; 705 Lively Ave

CC: Eric Johnson, City Manager
Tracy Rye, AICP, Assistant City Manager

Recommendation
Approval of rezoning to M1, Light Industry, Zoning District

Background
The applicant is requesting to rezone to the M1 (Light Industry) zoning district on a 12.8-acre lot to allow for full utilization of an existing M1 and R100 property. The southwest corner of the property is zoned R100 and is currently used for parking as depicted on the site plan. There is an existing two (2) story, 19,226 square foot principal building on site and several accessory buildings identified. Existing parking is surfaced with asphalt, concrete, and gravel. The property is currently used for a bus company operation, fleet vehicle parking, and outdoor storage.

The Planning & Zoning Board recommends approval of RZ2025-008 subject to the following conditions:

(1) the property shall be developed in conformity with the City of Norcross Unified Development Ordinance;
(2) parking and any future development along the rear of the subject property shall remain setback at least 50 feet from the abutting R-75 single-family homes; and
(3) motor vehicle-related sales and service uses shall be prohibited; however, motor vehicle repair and maintenance as an accessory use shall be permitted.

Financial Impact

N/A

Consistent with Comprehensive Plan? (If applicable, please select which goal applies)

4. Maintain a Vibrant Economy and Continue to Facilitate Job Growth
    a. Policy 1-2 calls for redeveloping and enhancing existing commercial and industrial uses.

Attachments

1. Agenda Report - RZ2025-008
2. Staff Report
3. Rezoning Application Redacted
4. Letter of Intent
5. Proposed Site Plan
6. Applicant for RZ2025-008 Presentation for 02.16.2026

REZONING

Case Number	**RZ2025-008**
Petitioner	PKST Lively, LLC (c/o Troutman Pepper Locke LLP)
Property Location	705 Lively Avenue
Current Zoning	M1 (Light Industry) and R100 (Single-Family Residence)
Proposed Zoning	M1 (Light Industry District)
Proposed Use(s)	Bus Company Operation, Parking, Fleet Parking, and Outdoor Storage
Character Area	Character Area 10: South Cemetery Street
Site Acreage	12.8 Acres
District	6
Land Lot	243
Parcel #	6243 119
Taxes Paid	Yes
Historic District	N/A

COMMUNITY DEVELOPMENT AND PLANNING DEPT. RECOMMENDATIONS

Based on the analysis of this case, Staff recommends **APPROVAL** of rezoning to M1 (Light Industry District), subject to the following:

1. The property shall be developed in conformity with the City of Norcross Unified Development Ordinance.
2. Parking and any future development along the rear of the subject property to remain setback at least 50 feet from the abutting R-75 single-family homes, as shown on the site plan dated 01/12/2021.
3. All parking spaces shall be striped.
4. No motor vehicle related sales and service uses allowed.

Standards Governing the Exercise of Zoning Power

According to Section 103-11, the criteria by which a zoning action can be approved or denied are as follows:

1) **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.**

   The proposed use may be consistent with the development of adjacent and nearby properties. To the north, east, and west are predominantly warehouse related uses, industrial uses and an auto repair use. To minimize the impact on the adjacent residential subdivision to the south, staff is recommending that parking and any future development remain setback at least 50 feet from the southern boundary line as shown on the site plan attached to this analysis.

2) **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

   The proposed use may not adversely affect the existing use or usability of adjacent or nearby property. To ensure protection of the existing R-75 subdivision to the south, The Marshes at Oakbrook, staff is recommending that parking and any future development adhere to the 50-foot zoning setback adjacent to a residential district that the M1-Light Industry district prescribes.

3) **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

   The property may have a reasonable economic use as currently zoned. The current zoning is mostly M1, Light Industry, which does support light industrial related uses.

4) **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**

   The proposal may not result in a use which could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. The site as presented is fully developed. The property owners plan to continue the existing use.

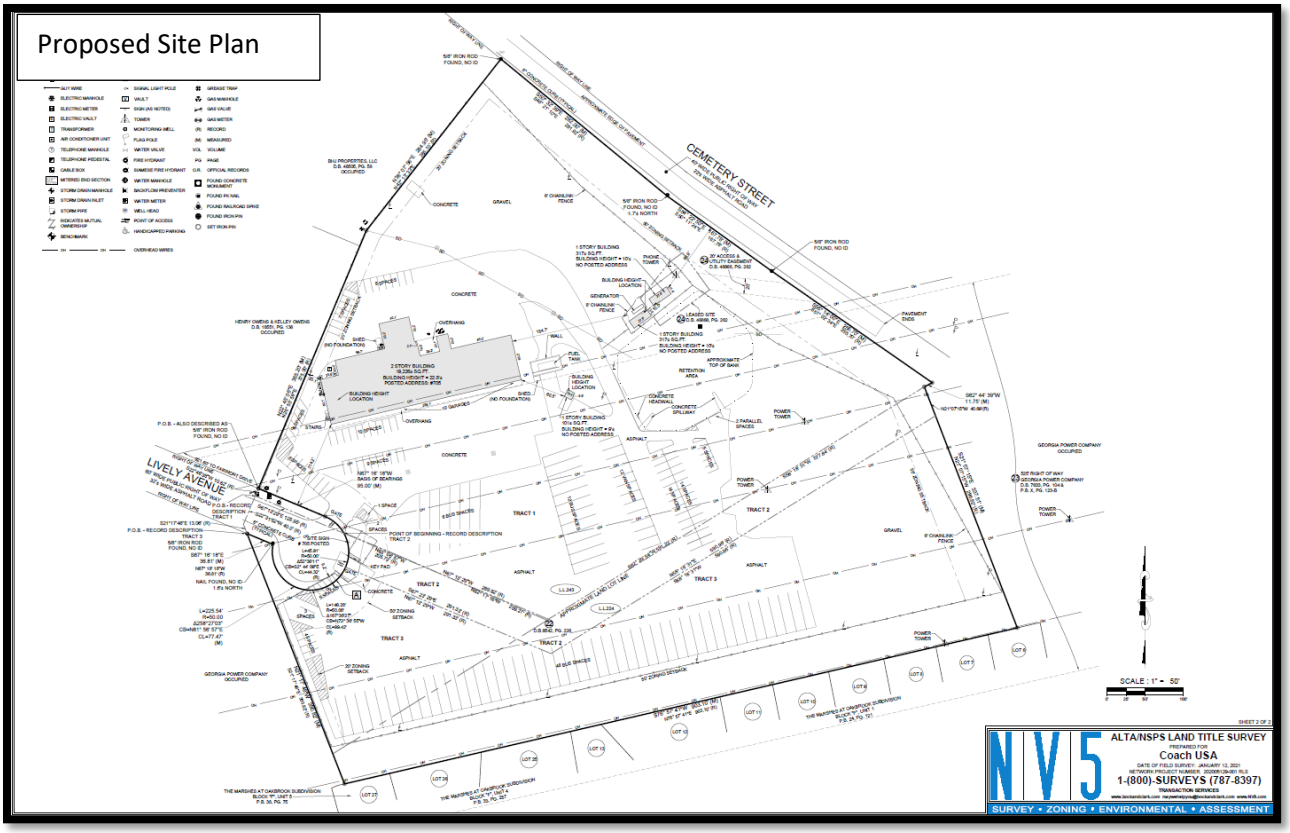
5) **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.**

   The proposal is in conformity with the policy and intent of the Comprehensive Plan. The subject parcel is located within South Cemetery Street Character Area. The South Cemetery Street Character Area is a preferred location for light industrial, heavy commercial, and auto related commercial uses. Specifically, clean, light industrial uses that have a minimal impact on nearby residential use are encouraged, as well as transportation, warehousing, and distribution uses carefully planned to avoid freight traffic impacts on residential areas. Policy 1-2 calls for redeveloping and enhancing existing commercial and industrial uses.

6) Whether 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 zoning proposal.

There are no known existing or changing conditions affecting the use of the property.

Board	Meeting Type	Meeting Date	Time	Location
P&Z	Hearing	2/4/2026	6:30 PM	Conference Room 2nd Floor
MCC Policy	Meeting	2/16/2026	6:30 PM	Conference Room 2nd Floor
MCC Regular	Hearing	3/2/2026	6:30 PM	Council Chambers 1st Floor


Proposed Site Plan
CEMETERY STREET
LIVELY AVENUE
SCALE : 1" = 50'
ALTA/NSPS LAND TITLE SURVEY
Coach USA
1-(800)-SURVEYS (787-8397)
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Aerial View
Vine Disposal
S Cemetery St
Vine disposal
Elite Euro Performance
Zone - Auto Repair
Glamour Auto Body Repair
Lively Ave
Everglade

North

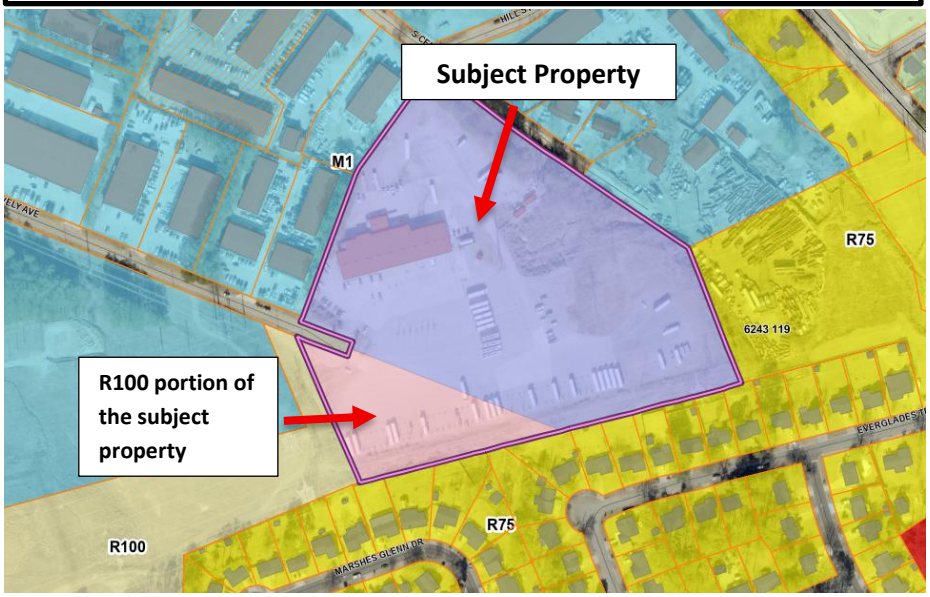
Zoning: M1 / Auto Service and Warehouse Uses

Character Area: South Cemetery Street

WEST

Zoning: R100 / Georgia Power

Character Area: South Cemetery Street



EAST

Zoning: M1 and R75 / Warehouse Uses

Character Area: South Cemetery Street

SOUTH

Zoning: R75 / Single-Family Residential

Character Area: South Norcross Neighborhoods

Current zoning districts for the property

The M1 light industry district is comprised of lands that are located on, or have ready access to, a major street or state highway and are well adapted to industrial development but whose proximity to residential or commercial districts makes it desirable to limit industrial operations and processes to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors or radiation and that do not create fire or explosion hazards or other objectionable conditions.

The R100 single-family residence zoning district is intended primarily for single family residences and related uses on large sized lots in the city. The Community Development & Planning Department does not have records of when this piece of the property may have been added or rezoned as part of the overall site.

Requested zoning district for the property

The M1 (Light Industry) district is comprised of lands that are located on, or have ready access to, a major street or state highway and are well adapted to industrial development but whose proximity to residential or commercial districts makes it desirable to limit industrial operations and processes to those that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors or radiation and that do not create fire or explosion hazards or other objectionable conditions.

Summary of the applicant's proposal

The applicant is requesting to rezone to the M1 (Light Industry) zoning district on a 12.8-acre lot to allow for full utilization of an existing M1 and R100 property. The southwest corner of the property is zoned R100 and is currently used for parking as depicted on the site plan. There is an existing two (2) story, 19,226 square foot principal building on site and several accessory buildings identified. Existing parking is surfaced with asphalt, concrete, and gravel. The property is currently used for a bus company operation, fleet vehicle parking and outdoor storage.

Non-residential criteria

Proposed number of buildings: One 19,226 square foot principal building (existing)
Impervious surface shown: Maximum impervious allowed is 90 percent
Existing Parking: 66 Bus Spaces, 12 Van Spaces, and 97 standard parking spaces identified
Parking Required for a Bus Station Use: 1 per 200 SF GFA of terminal building (96 spaces)

REZONING APPLICATION

PROPERTY OWNER'S INFORMATION

Owner's Name:
PKST Lively, LLC

Owner's Address:
150 N Riverside Plaza, STE 3810

City: Chicago State: IL Zip Code: 60606
Phone: [redacted] Cell Phone: [redacted] Email: [redacted]

APPLICANT'S CONTACT INFORMATION

Applicant's Name:
PKST Lively, LLC (c/o Troutman Pepper Locke LLP)

Applicant's Address:
150 N Riverside Plaza

Suite: STE 3810 City: Chicago State: IL Zip Code: 60606
Phone: [redacted] Cell Phone: [redacted] Email: [redacted]

PROPERTY LOCATION

Tax Parcel Number(s): R6243 119 Size in acres: 12.8
Address(es): 705 Lively Ave
Number of existing structures: 1 primary with accessory buildings Number of parking spaces: 177

PROPOSED USE

Current Zoning: M1/R100 Requested Zoning: M 1
Date of Pre-Application Mtg: 11/5/2025
Is the request in conformity with the Current Land Use Plan? X Yes ____ No
Comp Plan Designation: CA 10 (South Cemetery) If No, Comp Plan Amendment is required
Is this site located in the National/Local Historic District? ____ Yes X No
If yes, what are the plans for the historic resources, if any, onsite N/A

Rezoning Impact Analysis
705 Lively Avenue

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed zoning change of a portion of the property from R100 to M1 is well-suited to the existing and development of adjacent and nearby properties. Much of the property is already zoned M1, which permits uses such as parking and outdoor storage yards. The property is abuts M1 zoning to the north and east and abuts R100 and R75 zoned property to the west and south. The M1 zoned properties are improved with existing industrial uses, such as fleet services and auto repair shops. Lively Avenue generally is an industrial street and the subject property is located at its terminus. The R100 zoned property to the west is not developed and is located under the same power lines that bisect the subject property. The property to the south of the subject property is zoned R75 is developed with single family homes that abut the property at the rear. Although the property abuts some residentially zoned properties, the property is located in a node of industrial zoning and uses that makes the zoning proposal appropriate. The proposed zoning will accommodate a use that is consistent with uses on adjacent and nearby properties.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The property is located within a growing industrial corridor. As noted above, adjacent properties are zoned M1 and are improved with similar industrial uses. The property is already used for compatible bus company operation, fleet vehicle and outdoor storage uses. The proposed zoning cures an existing nonconformity on a small portion of the property. The proposed zoning will allow the entire property to be used in a manner that is consistent with existing uses on adjacent and nearby properties, creating a cohesive industrial corridor.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The current zoning of the property limits its economic viability. A large portion of the property is already zoned M1, but a small triangular section on the southwestern corner of the property is zoned R100. The property is located beneath several power lines, which prohibits any vertical development, making residential development infeasible. In contrast, the property is well suited for non-vertical development, including outdoor storage and fleet vehicle parking, both of which already exist on the site. Rezoning the entire property to M1 will bolster the long-term economic feasibility of the property.

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

No adverse impact is expected on existing streets or transportation facilities. All necessary utilities are already available to serve the site. Due to the lack of residential use proposed, there will be no impact on schools.

(5) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The zoning proposal conforms with the policy and intent of the City of Norcross Comprehensive Plan. The comprehensive plan designates the site as Character Area 10 (South Cemetery). Both auto-related commercial and light-industrial uses are allowed in the South Cemetery area. The comprehensive plan notes that the South Cemetery area is intended to provide a concentration of light industrial and heavier commercial uses, and it does not contemplate any residential uses in the area. The proposed M1 zoning will allow the entire property to conform with the policy and intent of the comprehensive plan.

(6) Whether 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 zoning proposal.

As noted above, the property is currently split zoned, with most of the property zoned M1 and a small portion to the southwest zoned R100. The existing outdoor storage and fleet vehicle parking uses occurring on the R100 portion of the property are allowed in the M1 district but are not permitted in the R100 district. The City of Norcross has a goal of reducing nonconforming uses and this proposal seeks to eliminate the nonconformity on the small portion of the property by cohesively zoning the property M1. Additionally, as noted above, the existing powerlines bisecting the property, limit the viable uses on the property, including use as residential.

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
[redacted]

November 25, 2025

City of Norcross Community Development Department
65 Lawrenceville St.
Norcross, GA 30071
Attn: Helen Balch, AICP Community Development & Planning Director

RE: Letter of Intent and Project Summary - 705 Lively Avenue

Dear Helen,

This application requests a rezoning of the R100 portion of a 12.8-acre property located at 705 Lively Avenue (the "**Property**") from R100 to M1. Currently, the Property is primarily zoned M1, however, a small, triangular portion in the southwest corner is zoned R100. This application seeks to bring the entire Property under the M1 zoning district.

The Property is currently used for a bus company operation, fleet vehicle parking and outdoor storage, which are permissible uses in the M1 district. The portion of the Property currently zoned R100 has historically been used for parking and outdoor storage uses consistent with the M1 zoning of the balance of the Property. The Norcross Comprehensive Plan places the site in Character Area 10 (South Cemetery). The Comprehensive Plan envisions that the South Cemetery area will be comprised of light industrial and commercial uses and does not contemplate any residential uses in the area. Rezoning would align the Property with the historical use, the use of the balance of the Property and the Comprehensive Plan.

The R100 portion of the Property is located beneath multiple powerlines, making any vertical development, including residential homes, infeasible. Conversely, the Property is better suited for industrial uses, such as outdoor storage and vehicle parking, that do not require any vertical development. Furthermore, rezoning the entire Property to M1 will further the City of Norcross' goal of reducing nonconforming uses.

The responses to the codified criteria for the rezoning request are enclosed in this application together with a preservation of rights on behalf of the applicant. The Applicant respectfully requests that the Norcross City Council grant the requested rezoning. Thank you for your consideration of this application.

Sincerely,

Jessica L. Hill

321831622v2

Troutman Pepper Locke LLP
Bank of America Plaza, 600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308, UNITED STATES OF AMERICA

troutman.com

Jessica L. Hill
jessica.hill@troutman.com

November 25, 2025

City of Norcross Community Development Department
65 Lawrenceville St.
Norcross, GA 30071
Attn: Helen Balch, AICP Community Development & Planning Director

RE: Letter of Intent and Project Summary - 705 Lively Avenue

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The Property is currently used for a bus company operation, fleet vehicle parking and outdoor storage, which are permissible uses in the M1 district. The portion of the Property currently zoned R100 has historically been used for parking and outdoor storage uses consistent with the M1 zoning of the balance of the Property. The Norcross Comprehensive Plan places the site in Character Area 10 (South Cemetery). The Comprehensive Plan envisions that the South Cemetery area will be comprised of light industrial and commercial uses and does not contemplate any residential uses in the area. Rezoning would align the Property with the historical use, the use of the balance of the Property and the Comprehensive Plan.

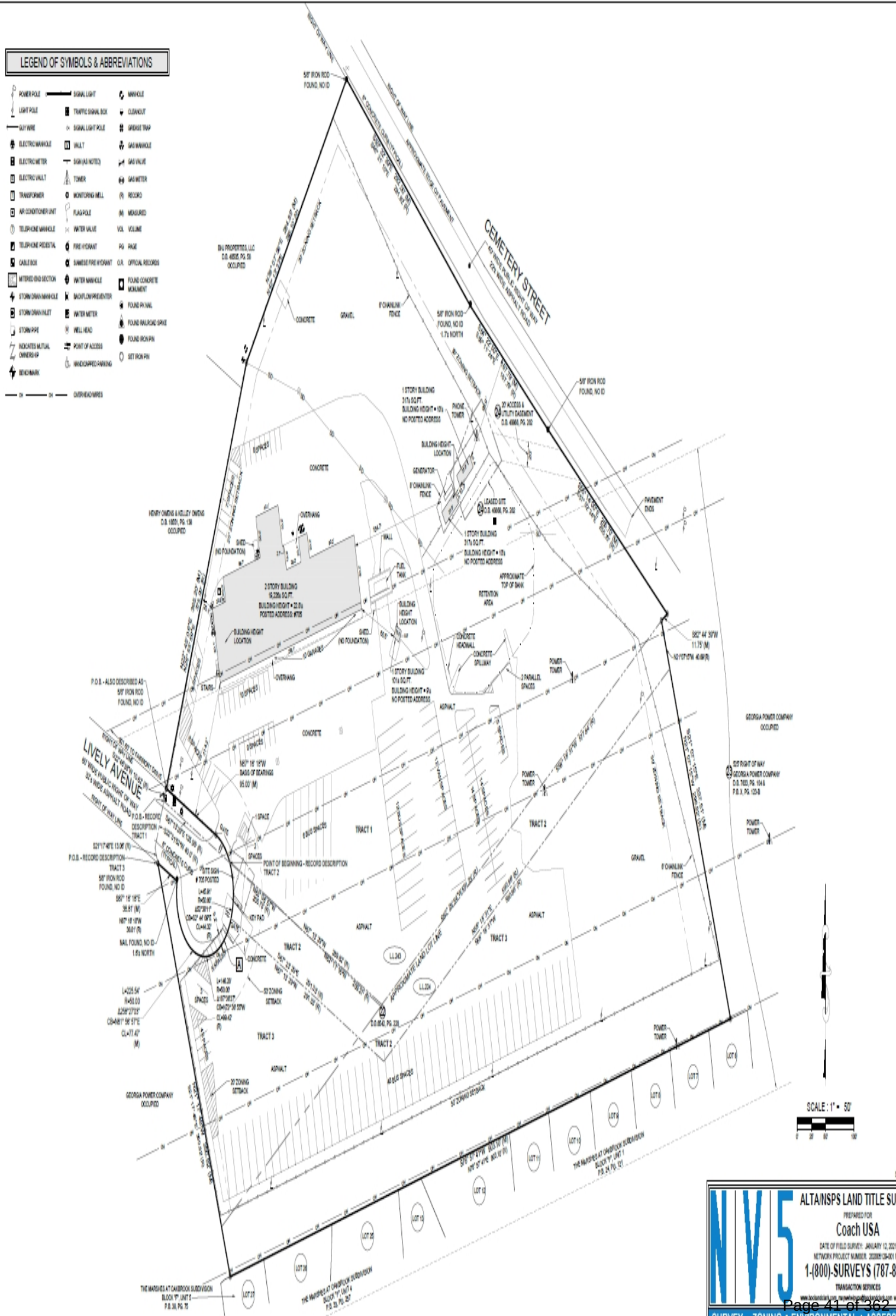
The R100 portion of the Property is located beneath multiple powerlines, making any vertical development, including residential homes, infeasible. Conversely, the Property is better suited for industrial uses, such as outdoor storage and vehicle parking, that do not require any vertical development. Furthermore, rezoning the entire Property to M1 will further the City of Norcross' goal of reducing nonconforming uses.

The responses to the codified criteria for the rezoning request are enclosed in this application together with a preservation of rights on behalf of the applicant. The Applicant respectfully requests that the Norcross City Council grant the requested rezoning. Thank you for your consideration of this application.

Sincerely,

Jessica L. Hill

321831622v2


LEGEND OF SYMBOLS & ABBREVIATIONS
POWER POLE
LIGHT POLE
GUY WIRE
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC VAULT
TRANSFORMER
AIR CONDITIONER UNIT
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
CABLE BOX
MITERED END SECTION
STORM DRAIN MANHOLE
STORM DRAIN INLET
STORM PIPE
INDICATES MUTUAL OWNERSHIP
BENCHMARK
OH OVERHEAD WIRES
SIGNAL LIGHT
TRAFFIC SIGNAL BOX
SIGNAL LIGHT POLE
VAULT
SIGN (AS NOTED)
TOWER
MONITORING WELL
FLAG POLE
WATER VALVE
FIRE HYDRANT
SIAMESE FIRE HYDRANT
WATER MANHOLE
BACKFLOW PREVENTER
WATER METER
WELL HEAD
POINT OF ACCESS
HANDICAPPED PARKING
MANHOLE
CLEANOUT
GREASE TRAP
GAS MANHOLE
GAS VALVE
GAS METER
(R) RECORD
(M) MEASURED
VOL VOLUME
PG PAGE
O.R. OFFICIAL RECORDS
FOUND CONCRETE MONUMENT
FOUND PK NAIL
FOUND RAILROAD SPIKE
FOUND IRON PIN
SET IRON PIN
CEMETERY STREET
40' WIDE PUBLIC RIGHT OF WAY
22' WIDE ASPHALT ROAD
LIVELY AVENUE
80' WIDE PUBLIC RIGHT OF WAY
30' WIDE ASPHALT ROAD
5/8" IRON ROD FOUND, NO ID
1" CONCRETE MONUMENT
APPROXIMATE EDGE OF EMBANKMENT
BNJ PROPERTIES, LLC D.B. 48808, PG. 58 OCCUPIED
HENRY OWENS & KELLEY OWENS D.B. 18851, PG. 138 OCCUPIED
GEORGIA POWER COMPANY OCCUPIED
1 STORY BUILDING 317± SQ.FT. BUILDING HEIGHT = 10'± NO POSTED ADDRESS
2 STORY BUILDING 18,226± SQ.FT. BUILDING HEIGHT = 22.8'± POSTED ADDRESS: #705
SHED (NO FOUNDATION)
PHONE TOWER
GENERATOR
LEASED SITE D.B. 48808, PG. 282
20' ACCESS & UTILITY EASEMENT D.B. 48808, PG. 282
FUEL TANK
CONCRETE HEADWALL
CONCRETE SPILLWAY
APPROXIMATE TOP OF BANK
RETENTION AREA
PAVEMENT ENDS
POWER TOWER
2 PARALLEL SPACES
8' CHAINLINK FENCE
CONCRETE
GRAVEL
ASPHALT
OVERHANG
STAIRS
10 SPACES
6 SPACES
1 SPACE
2 SPACES
3 SPACES
GATE
KEY PAD
SITE SIGN # 705 POSTED
TRACT 1
TRACT 2
TRACT 3
POINT OF BEGINNING - RECORD DESCRIPTION TRACT 2
P.O.B. - ALSO DESCRIBED AS 5/8" IRON ROD FOUND, NO ID
P.O.B. - RECORD DESCRIPTION TRACT 1
P.O.B. - RECORD DESCRIPTION TRACT 3 5/8" IRON ROD FOUND, NO ID
NAIL FOUND, NO ID - 1.6'± NORTH
APPROXIMATE LAND LOT LINE
50' ZONING SETBACK
20' ZONING SETBACK
40 BLUE SPACES
GEORGIA POWER COMPANY D.B. 7033, PG. 104 & P.B. X, PG. 123-B
50' ROADBED TRACK
THE MARSHES AT OAKBROOK SUBDIVISION BLOCK "F", UNIT 1 P.B. 34, PG. 121
THE MARSHES AT OAKBROOK SUBDIVISION BLOCK "F", UNIT 2 P.B. 36, PG. 72
THE MARSHES AT OAKBROOK SUBDIVISION BLOCK "F", UNIT 4 P.B. 33, PG. 157
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 26
LOT 27
SCALE : 1" = 50'
0 25 50 100
SHEET 2 OF 2
NV5
ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
Coach USA
DATE OF FIELD SURVEY: JANUARY 12, 2021
NETWORK PROJECT NUMBER: 20200612A-001 RLS
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.bocadocard.com www.nv5geospatial.com www.NV5.com
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Peakstone
REALTY TRUST

Aerial Image

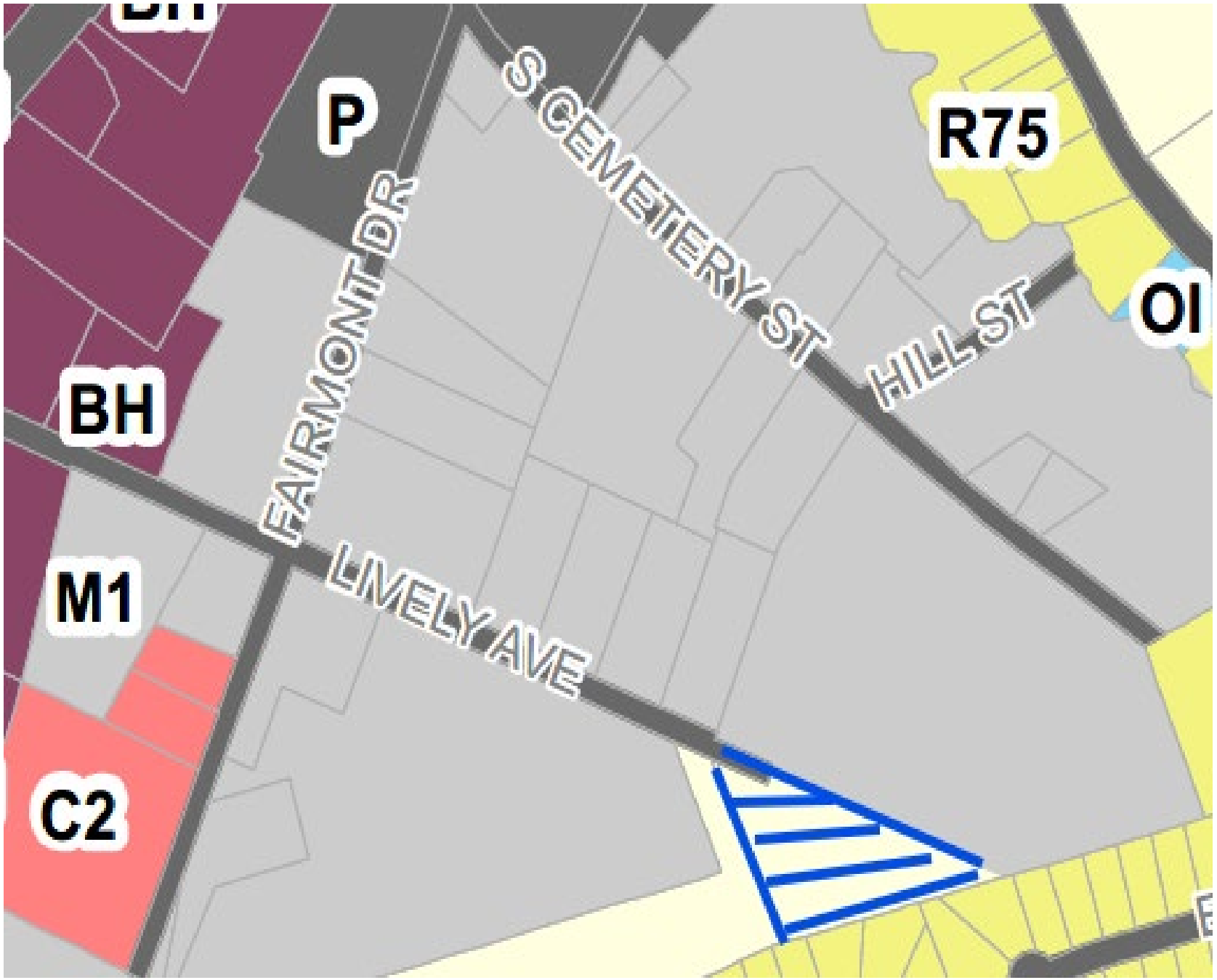
705 Lively Avenue

Peakstone REALTY TRUST

Current Zoning

705 Lively Avenue

The property is primarily zoned M1, with a small triangular portion zoned R100



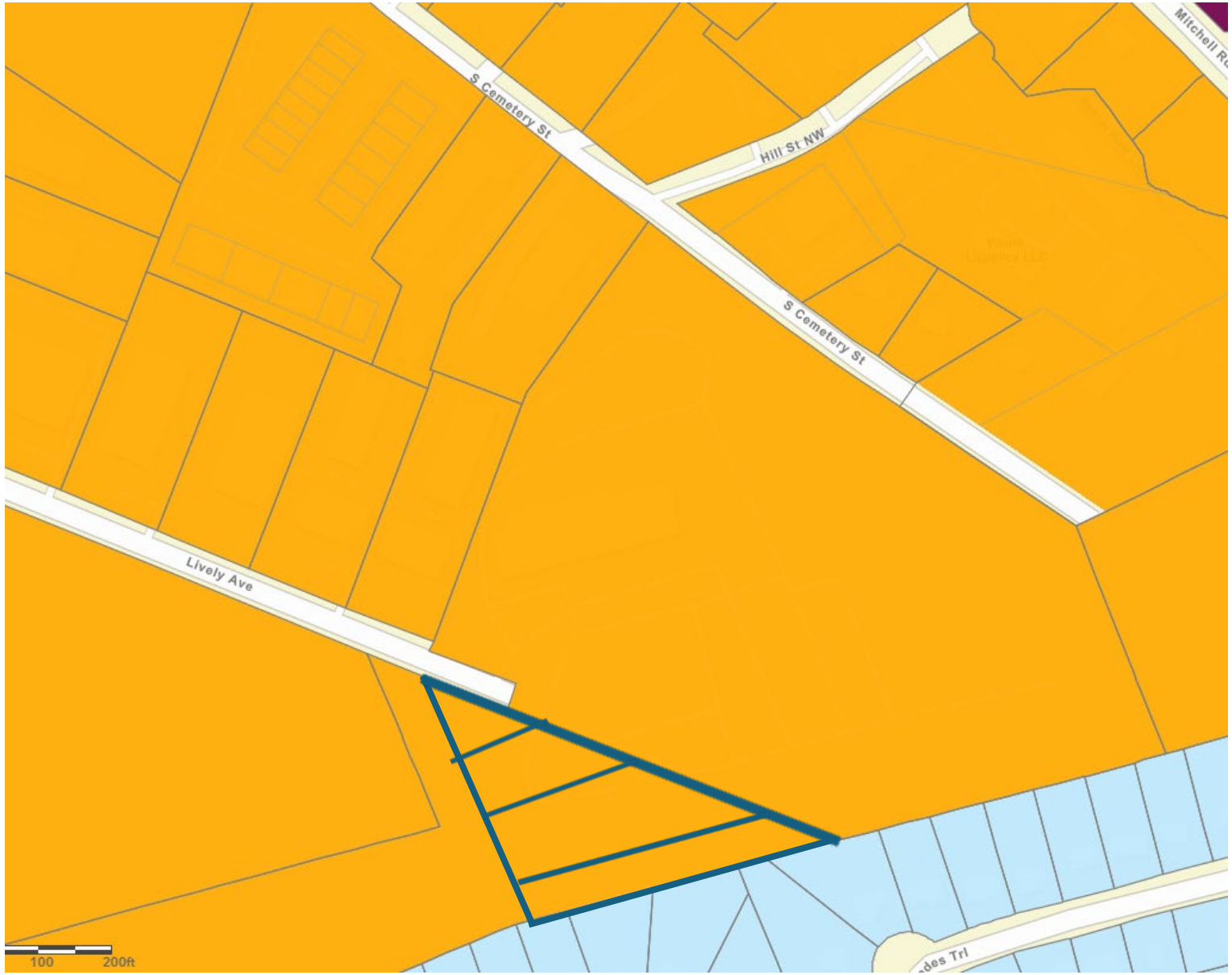
Comprehensive Plan

705 Lively Avenue

Comprehensive Plan Designation
CA 10 – South Cemetery

The Vision for CA 10:

“A unique district in Norcross providing a mix of public and private spaces [including] a concentration of light industrial and heavier commercial uses.”

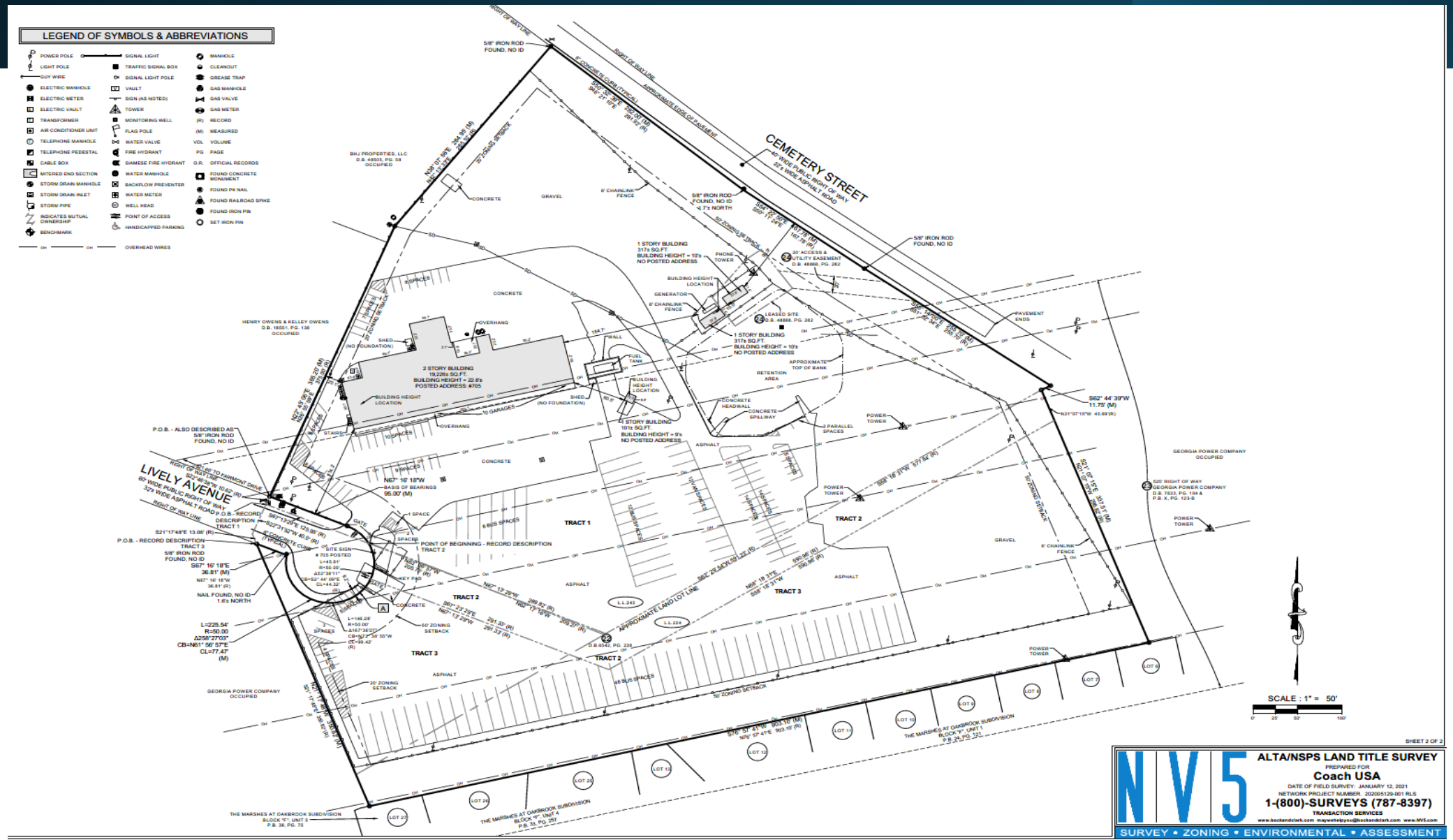


Peakstone REALTY TRUST

Existing Site Facts

- 12.8-acre property located at 705 Lively Avenue
- The property is currently used for a bus, trucking, and van parking business (including maintenance), fleet vehicle parking, and outdoor storage
- The R100 portion of the property has historically been used for parking and outdoor storage uses
- The R100 portion of the Property is located beneath multiple powerlines, making vertical development infeasible

Property Survey



Rezoning Request

Requesting:

- Rezoning the R100 portion of the property to M1 to bring the entire property under the M1 zoning district

Existing Use:

- Currently used for a bus, trucking, and van parking and maintenance operation, fleet vehicle parking, and outdoor storage
- Rezoning the entire property to M1 furthers the City's goal of reducing nonconforming uses

Norcross Comprehensive Plan:

- Designation – Character Area 10 (South Cemetery), which envisions light industrial and commercial uses, rather than residential uses
- This request would align the entire property with the Comprehensive Plan designation

Applicant's Proposed Conditions

1. The property shall be developed in conformity with the City of Norcross Unified Development Ordinance.
2. Parking and any future development along the rear of the subject property to remain setback at least 50 feet from the abutting R-75 single-family homes~~, as shown on the site plan dated 01/21/2021~~.

~~3. All parking shall be striped.~~

4. No motor vehicle sales and service uses allowed<u>; provided, however, motor vehicle repair and maintenance as an accessory use shall be permitted.</u>

Existing Gravel Parking Photos

705 Lively Avenue

Peakstone REALTY TRUST

Existing Gravel Parking Photos

705 Lively Avenue

Peakstone REALTY TRUST

Existing Service Facility Photos

705 Lively Avenue

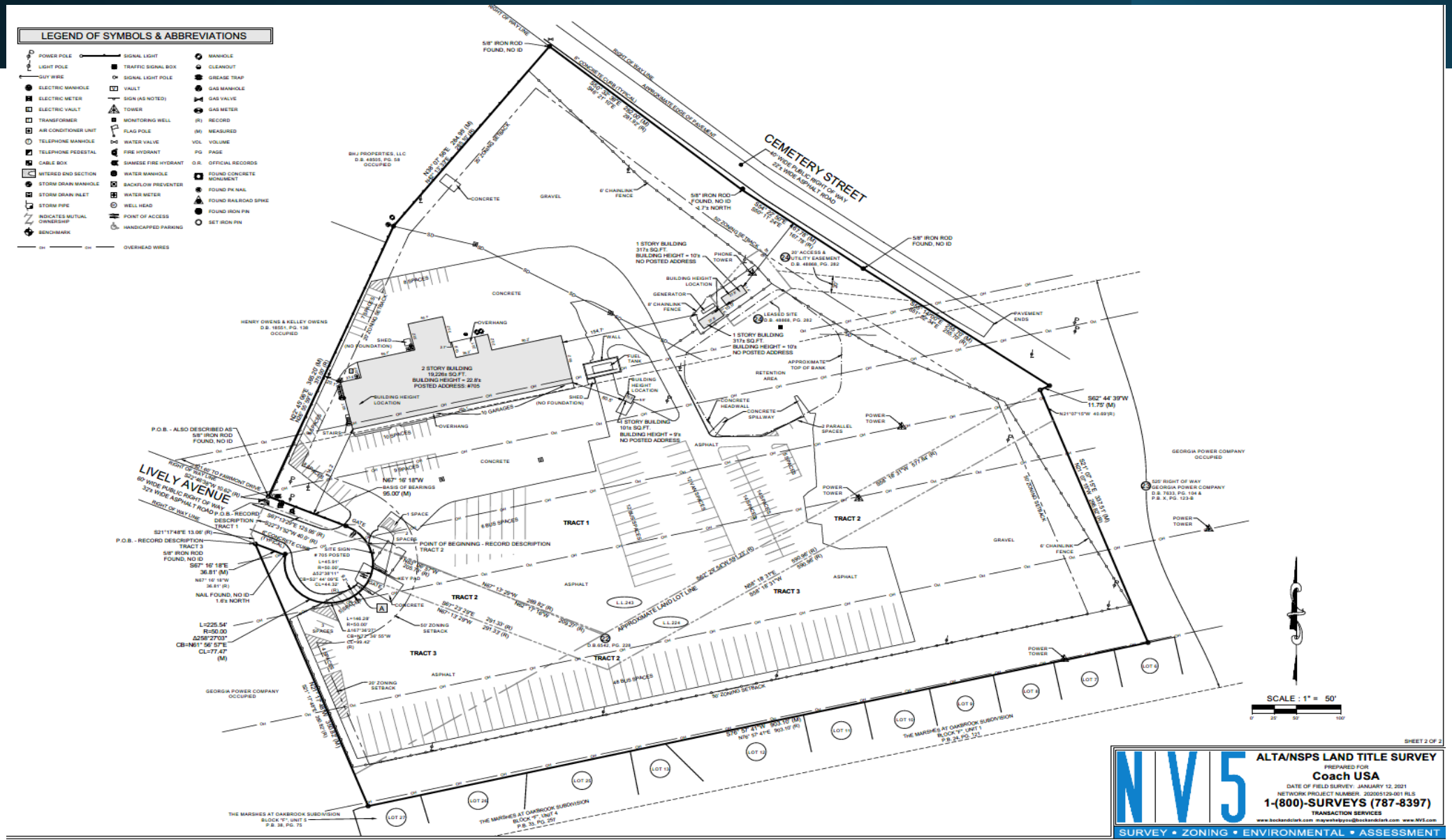
Peakstone REALTY TRUST

Existing Service Facility Photos

705 Lively Avenue

Peakstone REALTY TRUST

Property Survey



Thank You!

Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

AGENDA REPORT

To: Mayor & Council

From: David Versel, Economic Development Director
Tracy Rye, Assistant City Manager

Meeting Date: March 2, 2026 – Mayor & Council Meeting

Item No.: 2025-360

Title: Amendment to the 2045 Comprehensive Plan

CC: Eric Johnson, City Manager

Recommendation
Approval of the proposed amendment to the Comprehensive Plan to present a refined vision for growth and development in Norcross that will provide guidance to Mayor & Council when considering future development proposals.

Background
The City of Norcross retained Kimley-Horn in May 2025 to amend its 2045 Comprehensive Plan. Unlike the 2024 update, this amendment was not intended to be a complete overhaul of the plan. The intent was to review Character Area boundaries and narratives to identify how they could be in better alignment with the City's vision. A key part of Kimley-Horn's work was citizen and stakeholder engagement, including direct public engagement at four community events, a Community Survey that generated more than 500 responses, and interviews with key civic and business leaders. Summaries of results from the public engagement process are included as attachments.

Kimley-Horn completed a full draft of the plan amendment on November 17, 2025. No substantive changes have been recommended to the Visions, Goals, and Policies section of the plan. Instead, the plan amendment is focused on the boundaries and narratives of some of the character areas and minor adjustments to the recommended land uses.

A public hearing on the amendment was held at the December 3, 2025, Planning & Zoning (P&Z) Board meeting, and the P&Z Board voted 4-0 to recommend approval of the proposed amendment as presented by Staff. The plan amendment was presented to Mayor & Council by Kimley-Horn at the December 15, 2025, Policy Work Session. Kimley-Horn revised the draft plan document based on direction from Mayor & Council at this meeting.

A second public hearing on this item was held at the January 5, 2026, Regular Council Meeting. No action was taken by Mayor & Council, pending review by the Atlanta Regional Commission and Georgia Department of Community Affairs (see Updates section).

Updates

The draft plan amendment and supporting documents were transmitted to the Atlanta Regional Commission (ARC) on January 13, 2026. This was done so ARC and the Georgia Department of Community Affairs (DCA) could conduct a review of the document to ensure that it is in compliance with the Minimum Standards and Procedures for Local Comprehensive Planning as defined in DCA Rules.

On February 3, 2026, DCA staff wrote a letter to ARC staff stating: “Our staff has reviewed the comprehensive plan amendment for the City of Norcross and determined that it adequately addresses the Minimum Standards for Local Comprehensive Planning.” DCA staff did provide minor comments on the plan related to formatting and presentation – these comments have been incorporated into the full plan document (see Attachments section).

As part of ARC’s review process, the plan document was shared with regional agencies and nearby municipalities. Two responses were received: one from ARC’s housing team regarding the Metro Atlanta Housing Strategy Toolkit, and one from the City of Doraville. These responses, which are provided for advisory purposes only, are included as attachments.

Financial Impact

N/A

Consistent with Comprehensive Plan? (If applicable, please select which goal applies)

NA – this agenda item pertains to the Comprehensive Plan itself.

Next Steps

None

Attachments

1. Draft Adoption Resolution for the Comprehensive Plan Amendment
2. Full Comprehensive Plan Document- Tracked Changes from Adopted 2024 Plan. Document is attached and can also be accessed here: https://www.norcrossga.net/DocumentCenter/View/8803/20251125_Norcross-2045-CP-2---Vision_Updates-Incorporated_DRAFT

   Full Comprehensive Plan Document with Amendments Incorporated is not attached but can be accessed here: https://www.norcrossga.net/DocumentCenter/View/8822/20251210_Norcross-2045-CP-2---Vision---Changes-Incorporated_DRAFT_Spread-FULLY-INTEGRATED
3. Atlanta Regional Commission Plan Review Letter 02-03-26
4. Metro Atlanta Housing Strategy Toolkit Comments
5. Doraville Comments on Norcross Plan

RESOLUTION
To Amend the Norcross "Imagine Our Future" 2045 Comprehensive Plan

WHEREAS, the City of Norcross Mayor and City Council has completed an amendment to the 2045 Comprehensive Plan.

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective October 1, 2018 and established by the Georgia Planning Act of 1989, including two required public hearings on December 3, 2025 and January 5, 2026 and transmittal of the draft amendment to the Atlanta Regional Commission and the Georgia Department of Community Affairs for review on January 9, 2026.

WHEREAS, the documents have been reviewed by the Atlanta Regional Commission and the Georgia Department of Community Affairs and determined to meet the Local Planning Requirements.

BE IT THEREFORE RESOLVED, that the City of Norcross Mayor and City Council certified that the minimum public participation and other procedural requirements, as identified in the Standards and Procedures for Local Comprehensive Planning, have been met and exceeded in preparing these amendments to the 20-Year Comprehensive Plan; and

BE IT FURTHER RESOLVED, that the Council hereby adopts the amendment of the Norcross "Imagine our Future" 2045 Comprehensive Plan.

IN WITNESS WHERE OF, I have hereunto set my hand and caused this seal to be affixed on this 2nd day of March, 2026.

_____
Craig Newton, Mayor

_____
Attest: Monique Philip, City Clerk

NORCROSS
IMAGE OUR FUTURE

COMPREHENSIVE PLAN

DRAFT

AMENDED
FEBRUARY 5, 2026

DRAFT

NORCROSS

IMAGINE OUR FUTURE

Comprehensive Plan

AMENDED
FEBRUARY 2026

NORCROSS
a place to imagine

ACKNOWLEDGEMENTS

This plan is a result of the City's collaborative efforts to imagine the future of Norcross, including contributions from community members, the Steering Committee, City Staff, elected officials, and the planning team:

Mayor & City Council

Craig Newton, Mayor
Bruce Gaynor, Mayor Pro Tem
Josh Bare, Councilmember
Andrew Hixson, Councilmember
Matt Myers, Councilmember
Marshall Cheek, Councilmember

Steering Committee

Chelsea Youmans
Bob Grossman
Josh Bare
JT Wu
Kathleen Allen
Kevin Hill
Layla Gunn
Lauren Summers
Luis Fernandez
Marshall Cheek
Maria Okpeh
Ralph White
Ryan Jones
Sandy Bui
Tameka Black
Tanya Gilmer
Troy Newland
Bruce Gaynor
Catherine Muth
Elaine Puckett
Jim Erye
Marlene Janos

Steering Committee members listed above participated in the 2024 plan update.

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

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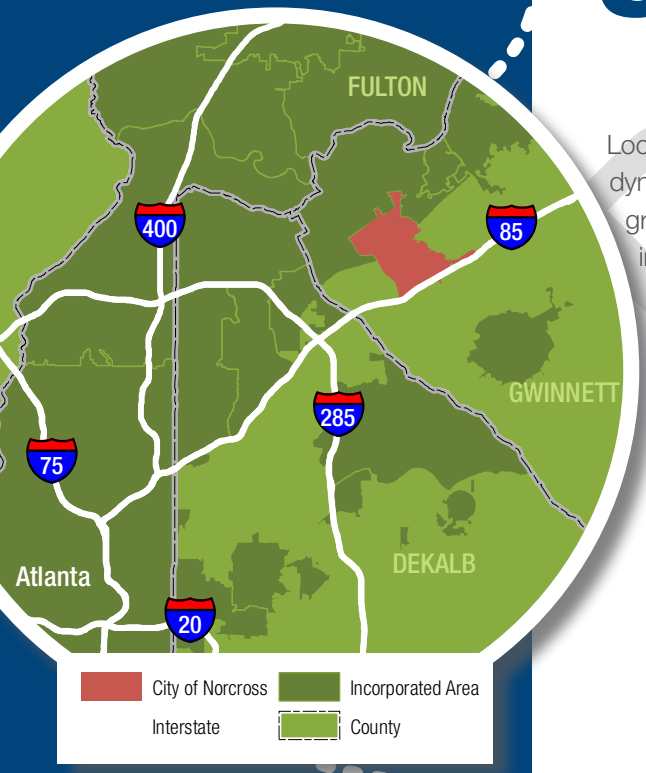

Located northeast of Atlanta in Gwinnett County, Norcross is a thriving, dynamic city of about 17,000 residents. Over the past decades, the city has grown to become a major employment destination in the region, as well as an increasingly attractive place to settle down and raise a family.

Norcross 2045 is an update to the City's previous comprehensive plan completed in 2018. The plan has three main components:

1 Community Vision lays out the future vision and goals that the community wants to achieve in text, maps and graphics

2 Needs and Opportunities an overview of Norcross today and changes since the last plan; also includes a list of priority needs and opportunities

3 Community Work Program a five-year work program of distinct activities, initiatives, programs, and administrative systems that are recommended to implement the plan

This plan not only builds on previous planning efforts, but is the product of a concerted effort to engage Norcross's diverse community. The public outreach effort launched for this plan update included the following types of engagement:

- Stakeholder Interviews
- Steering Committee meetings
- Online Survey
- Pop-Up Events
- Community Open House

COMMUNITY VISION

The Norcross vision is supported by overarching goals that will help shape the City's direction. These goals are based on both analysis of existing conditions and trends, and the priorities voiced by the community.

Goal 1: Continue to define Norcross' unique sense of place, where nature-based and cultural assets are conserved and enhanced.

Goal 2: Continue to Strengthen Norcross as a Livable, Inclusive, and Safe Environment

Goal 3: Increase Opportunities for Travel via Different Modes within and Outside Community

Goal 4: Maintain a Vibrant Economy and Facilitate Job Growth

Goal 5: Ensure that Norcross Residents have a Variety of Attainable, Quality Housing Options

Goal 6: Further the City's tradition of strong representational leadership and a high level of quality services.

Each of these six goals is supported by a series of more detailed policies that provide additional direction for City staff and officials for future decision-making.

> "Norcross will be a dynamic and welcoming community in which generations of diverse people can engage, create, contribute, and flourish."

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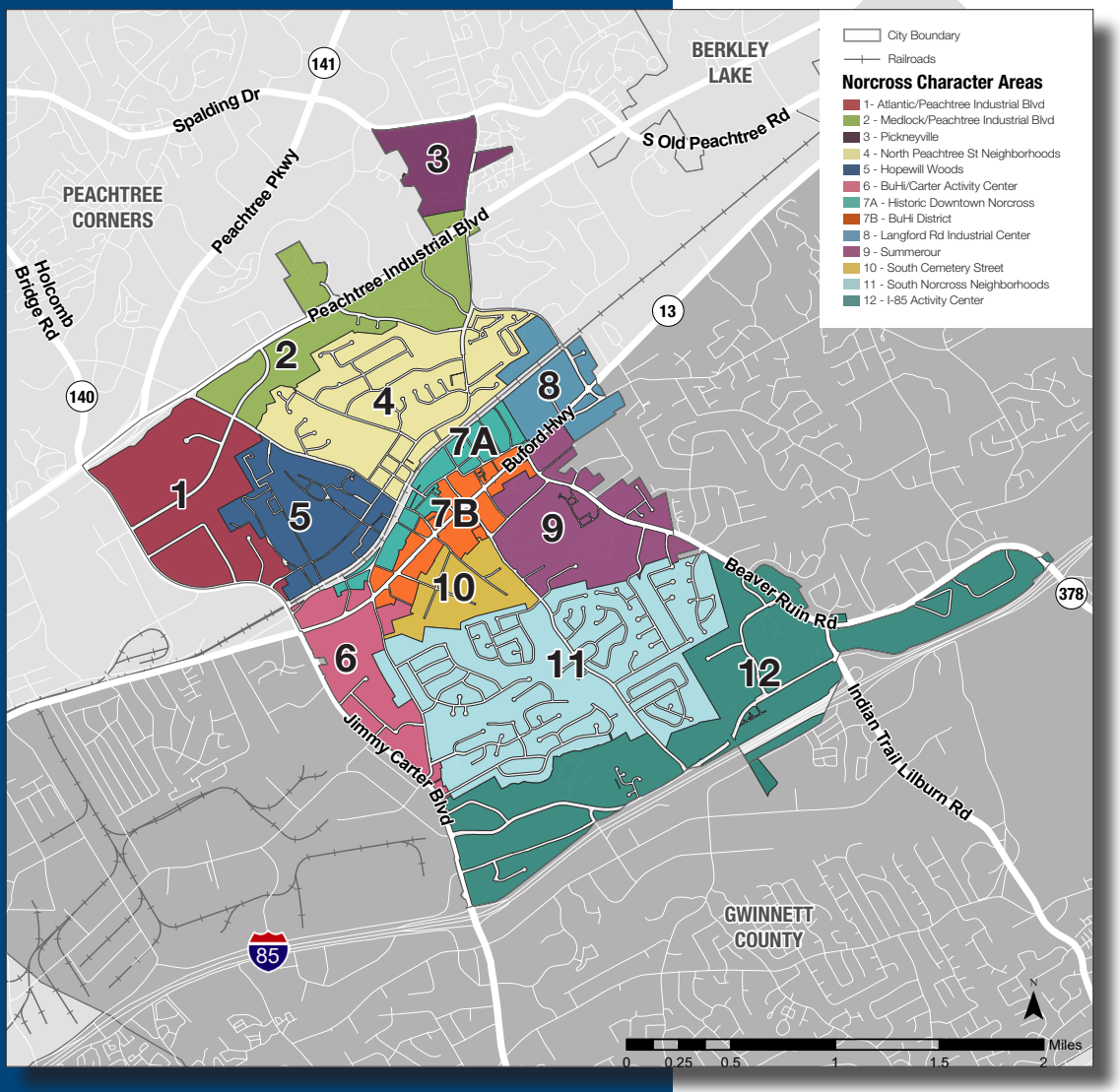
WHAT'S CHANGED SINCE THE 2040 PLAN?

- The Town Center Character Area extended west to maintain the charm of S Peachtree Street.
- The Buford Highway / Jimmy Carter Boulevard Activity Center and the former Jimmy Carter/N Norcross Tucker Activity Center combined to form one Character Area.
- The Summerour Character area expanded north to Burford Highway.

In addition to the vision statement, goals, and policies, there is one more tool to help communicate the direction of Norcross: the Future Development Map. The Future Development map is essentially a location-based version of the vision, goals, and policies. It acknowledges that not every part of the City is the same and will develop in the same direction. As such, it delineates twelve character areas, each with their own visions, goals, and key implementation actions.



Notes

[1]Future annexations will maintain the same character area policies and designations as those adopted by Gwinnett County for a period of at least one year following the effective date of the annexation. After which point, City Council may consider changes.

[2]The Future Land Use Map and corresponding policy framework were amended in 2026. These changes included minor revisions to character area boundaries and narratives and adjustments to recommended land uses. No substantive changes were recommended to the overall Vision Statement, Goals, or Citywide Policies sections.

NEEDS & OPPORTUNITIES

Understanding the existing conditions of Norcross today, and the needs and opportunities that they present, is an important step in the comprehensive planning process. The Needs and Opportunities Element looks at six major aspects of the city: population, land use, transportation, housing, economic development, and sustainability and quality of life.

Norcross Today: A Snapshot

Population

With 16,876 residents, Norcross is a city with a young, diverse population. Based off population projections from the Atlanta Regional Commission, the city is expected to grow to about 26,000 residents by 2050.

Notably, Norcross is one of the most diverse cities in the Atlanta region. However, the city is often perceived as two places: the Norcross northwest of Buford Highway and the Norcross southeast of Buford Highway. This divide is one of the main challenges that the city is working to overcome.

Land Use

The city is slightly over 6 square miles in size, with significant amounts of space devoted to business: 17 percent of the city's land use is industrial, and 12 is office/professional or commercial/retail. Although the City's annexations in 2011 and 2012 greatly increased the amount of low-density residential (today it is only 15 percent of total land use), this is still a smaller proportion of land use than most communities in the Atlanta region. This is also true of medium density and high density residential, which only make up 8 percent of the total land use, see Table 3.1 on page 50.

Land use planning for the city is managed by the City's Community Development Department, and is regulated under recently updated zoning and land development regulation. Most of the city has been the subject of detailed small area studies, including four Livable Centers Initiative Studies, including the Town Center, Buford Highway, Jimmy Carter Boulevard, and Beaver Ruin/ Indian Trail Road. This plan supports the implementation of these small area studies and calls for their update and revision.

Transportation

From a transportation perspective, Norcross has an excellent location in the region with direct access to I-85 and close proximity to I-285. Roadway connectivity is further enhanced by a number of prominent streets in the city including Buford Highway (US 23/SR 13), Peachtree Industrial Boulevard (SR 141), Beaver Ruin Road (SR 378), Jimmy Carter Boulevard (SR 140), and Holcomb Bridge Road. Because of the large amount of warehousing in the city, freight traffic is an important consideration.

Alternative modes of transportation are less prominent in Norcross, but growing. The City's main transit hub is the Indian Trail Park and Ride, which is served by two express bus routes. Four local bus routes provide transit options in other parts of the city, and all provide access to the Doraville MARTA station. Outside of downtown, sidewalks and bicycle facilities are scant, but the City has improved this network with the Safe Routes to School program of sidewalks around Summerour Middle School and plans for the Beaver Ruin Creek Greenway.

A number of County transportation plans and Livable Centers Initiative (LCI) plans have proposed an extensive list of transportation projects in Norcross, including new rapid bus service; three regional-level trail corridors; and a series of roadway widenings and intersection improvements.

Housing

Housing in Norcross has high rates of occupancy. Only about half of the homes in the city are single-unit, detached residences—a percentage that is significantly lower than typical Atlanta suburban communities.

DRAFT

Although housing in Norcross is more affordable than other parts of the region, housing costs are still a major challenge for many residents—over 56% of renters are considered rent burdened (paying more than 30 percent of household income on rent). Another way to measure affordability is the ratio of median home value to household income; in 2020, this number in Norcross was 2.8, which is higher than Gwinnett County (2.5).

New-construction housing developments that have recently come online in Norcross are primarily high-end infill development like Parkside and Seven Norcross. These homes are out of reach financially for most existing residents, but are a draw for bringing in new residents that can afford the higher price points.

Economic Development

The city is economically healthy, with strong growth rates and low vacancy rates. Norcross is also the headquarters of several large companies, including Waffle House and Hyundai. The city is a significant employment destination in the region, with 20,980 people working in Norcross—nearly double the city's residential population. The most prominent industries in the City are Professional, Scientific, and Technical Services and Wholesale Trade. In general, the commercial and industrial real estate markets are strong, with Norcross being especially attractive to enterprises that have smaller warehouse operations.

Looking to the future, the city is currently in the process of updating and refining its target industries for the City to pursue. This exercise is anticipated to be completed in Spring 2024.

Sustainability & Quality of Life

Norcross is making great strides in improving its sustainability and enhancing quality of life. In recent years, Norcross:

- Was recognized by ARC as a Platinum Green Community
- Has a new Science, Technology, Engineering and Math (STEM) High School
- Two new school facilities: one for Summerour Middle School, and a new elementary school (Baldwin Elementary)
- Opened Discovery Garden Park Phase 2, and Pinnacle Park
- Established a Historic Preservation Commission

More quality of life and sustainability initiatives are afoot: a new library branch adjacent to Lillian Webb Park has been completed. The City also has more detailed plans for the future Beaver Ruin Creek Greenway, a significant park and green space project in the southern section of the city.

Priority Needs & Opportunities

From the existing conditions analysis and input from public engagement exercises, the planning team identified the following thirteen priority needs and opportunities, here posed as questions that community through this planning effort is working toward addressing:

1. How can the city maintain and enhance a sense of community, small town feel, and level of community services as new development comes online?
2. What can be done to ensure quality, long-term housing is available to all residents and newcomers at attainable price points?
3. Can the community be united across cultural backgrounds and socio-economic status?
4. How can we build strong neighborhoods with unique public amenities like parks and family-friendly activities in all parts of the city?
5. How can we attract young families?
6. How can we partner with schools to offer holistic services and improve perceptions?
7. What projects should the City support to address our multimodal transportation needs and traffic congestion?
8. How should we prepare for and leverage a potential transit station near I-85 and Jimmy Carter Boulevard?

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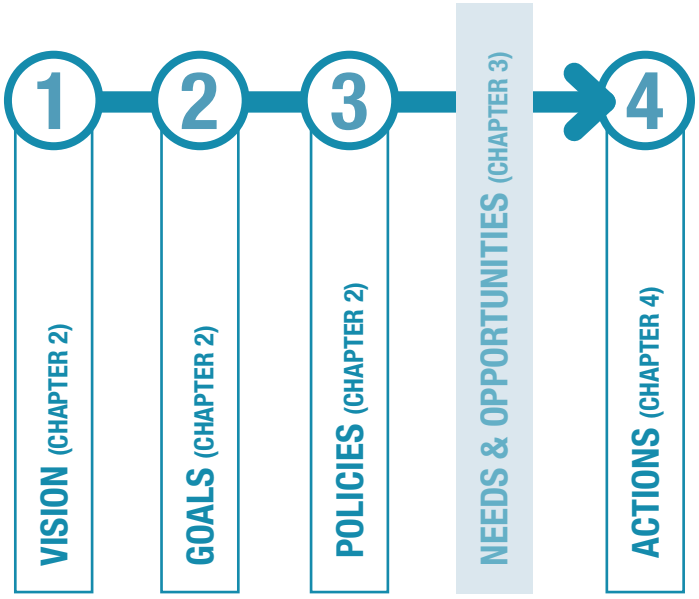

9. How can we grow local businesses and attract new ones, particularly within our target industry clusters.
10. Can we increase and enhance the selection of unique local shops and restaurants?
11. What sustainable practices can we implement to improve our quality of life over time?
12. Can we leverage emerging technology through smart city strategies to improve public service delivery?
13. How can we provide excellent city services and engagement opportunities for people of all linguistic and cultural backgrounds?

These needs and opportunities are essentially the bridge between Norcross 2045's goals and policies, and the actions listed in the Community Work Program. The actions in the work program are items that need to be implemented in order to capitalize on opportunities or address community needs as they relate to the city's vision of the future.

COMMUNITY WORK PROGRAM

The purpose of the Community Work Program is to provide Norcross with a blue print for achieving its vision. At its core is a list of projects and recommended policies to be implemented over the next five years. Long range projects are also included in the Work Program, but are noted to occur after the five-year implementation horizon.

TOP IMPLEMENTATION ACTIONS, 2025-2029

1. Improve pedestrian and bicycle safety along Buford Highway and in the Town Center through Implemention Norcross Town Center LCI Plan and Buford Highway Master Plan. Establish sidewalk connectivity program and dedicate annual funding to sidewalk improvements
2. Improve parking in the Town Center
3. Construct Norcross Greenway
4. Implement Target Industry Study
5. Establish a Task Force to address Homelessness
6. Maintain Green Community Platinum Status
7. Identify new opportunities to partner in hosting regular multi-cultural events in the city, both in and outside of downtown
8. Continue to work closely with the Gateway85 CID to expand transportation options and improve the asethetics of the community

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PLAN OVERVIEW

1

PLAN OVERVIEW

PURPOSE

The Minimum Standards and Procedures for Local Comprehensive Planning, adopted by the Georgia Department of Community Affairs (DCA) establishes the requirements of any comprehensive plan prepared in Georgia. The latest version of these standards and procedures can be found in O.C.G.A Chapter 110-12-1, and was amended with changes that went into effect October 1, 2018. This plan update meets and exceeds these Minimum Standards. In doing so, the city is able to maintain its Qualified Local Government Status, making it eligible to receive certain types of state funding.

The City of Norcross Comprehensive Plan is a living document that is continually updated and shaped by its leadership, staff, and community members. It is a policy guide for making rezoning and capital investment decisions and sets policies for city officials and staff concerning the future development of the City. Prior to this planning effort, the last update of the plan was adopted on March 4, 2019, and amended March 2, 2020.

This update reassesses where Norcross stands today and how it intends to develop in the future. It presents an updated enhanced community vision, corresponding goals, and a work program designed to make that vision a reality.

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SCOPE

In keeping with the requirements of the DCA standards and procedures, this plan is presented **in three major components:**

COMMUNITY VISION

which lays out the future vision and goals that the community wants to achieve in text, maps and graphics;

NEEDS & OPPORTUNITIES

which provides a list of the various needs and opportunities that the community will address;

COMMUNITY WORK PROGRAM

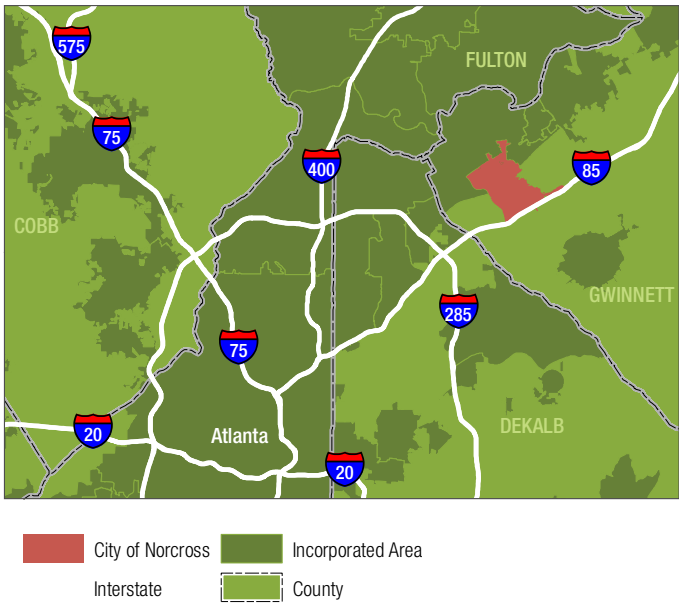
which provides a five-year Short Term Work Program designed to address the needs and opportunities. This program includes activities, initiatives, programs, ordinances, and administrative systems to be put into place or maintained in order to implement the plan.

In addition, the plan incorporates five planning elements. These elements are primarily addressed in the plan's assessment of needs and opportunities, and include the following:

1. **Land Use**
2. **Transportation**
3. **Economic Development**
4. **Housing**
5. **Sustainability and Quality of Life**

The geographic area covered by this plan is that which is encompassed by the current incorporated boundaries of the City of Norcross. The city is located just 20 miles north of Atlanta along I-85 in Gwinnett County, and covers approximately six square miles of area

Figure 1.1 Context Map



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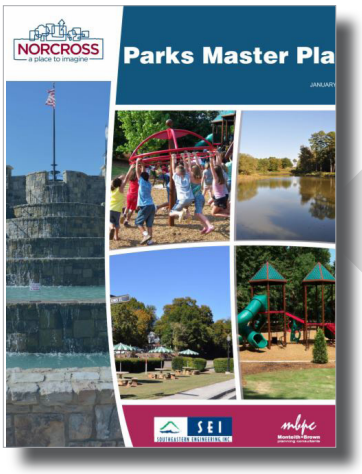
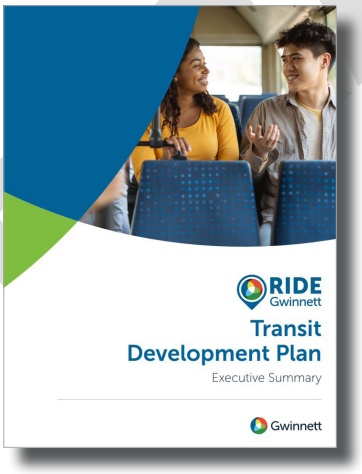
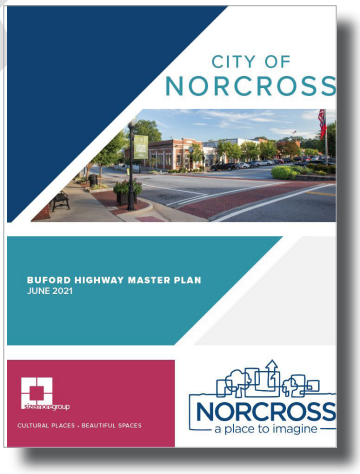
METHODOLOGY

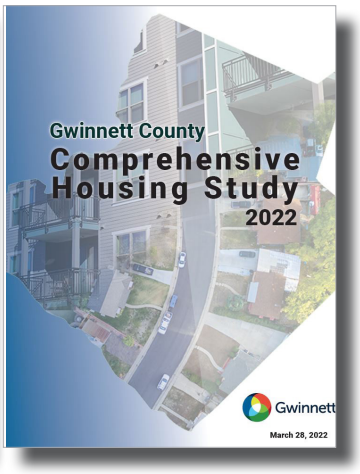
This plan update is the product of the previous comprehensive plan, multiple planning efforts undertaken by the City since the previous plan's adoption, and a 9-month long public outreach effort. The previous plan, the City of Norcross 2040 Comprehensive Plan, laid the foundation for this effort, and where relevant, the findings and recommendations of the previous plan were incorporated and updated. In addition, this plan incorporates and updates the recommendations of several planning studies, including:

- Norcross LCI - which was updated concurrently with this Comprehensive Plan, and lays out a Master Plan for Town Center area
- Norcross Unified Development Ordinance
- Norcross Parks Master Plan Update
- Atlanta Regional Commission Green Communities Program (Norcross-specific goals & initiatives)
- Norcross Parking Study
- Target Industry Study
- Norcross Architecture and Design Standards – a guide that recommends materials and configurations of various exterior elements for buildings in throughout Norcross
- Buford Highway Master Plan
- Destination2050 – The Gwinnett County Comprehensive Transportation Plan
- Gwinnett County Transit Development Plan
- Gwinnett County Master Trails Plan
- Gwinnett County Service Delivery Strategy
- Gwinnett County Comprehensive Housing Study









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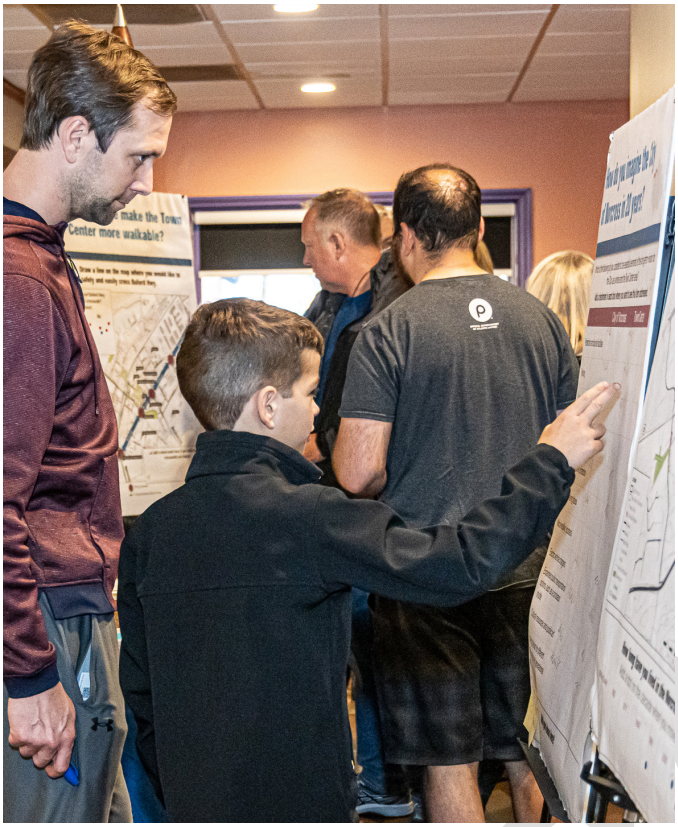

The public outreach effort launched for this plan update included:

- Stakeholder Interviews
- Steering Committee
- Online Surveys
- Pop-up Events
- Community Open House

Documentation of these public outreach efforts can be found in the Technical Addendum of this plan.

To help direct the formulation of the plan update, a Steering Committee was formed comprised of 22 members. These members represented a cross-section of the community including elected officials, local business interests, key staff, and residents.

The goals of the Steering Committee were to:

- Seek agreement on key issues
- Establish common vision for the future
- Decide actions needed to achieve that vision
- Set Priorities for continued planning efforts

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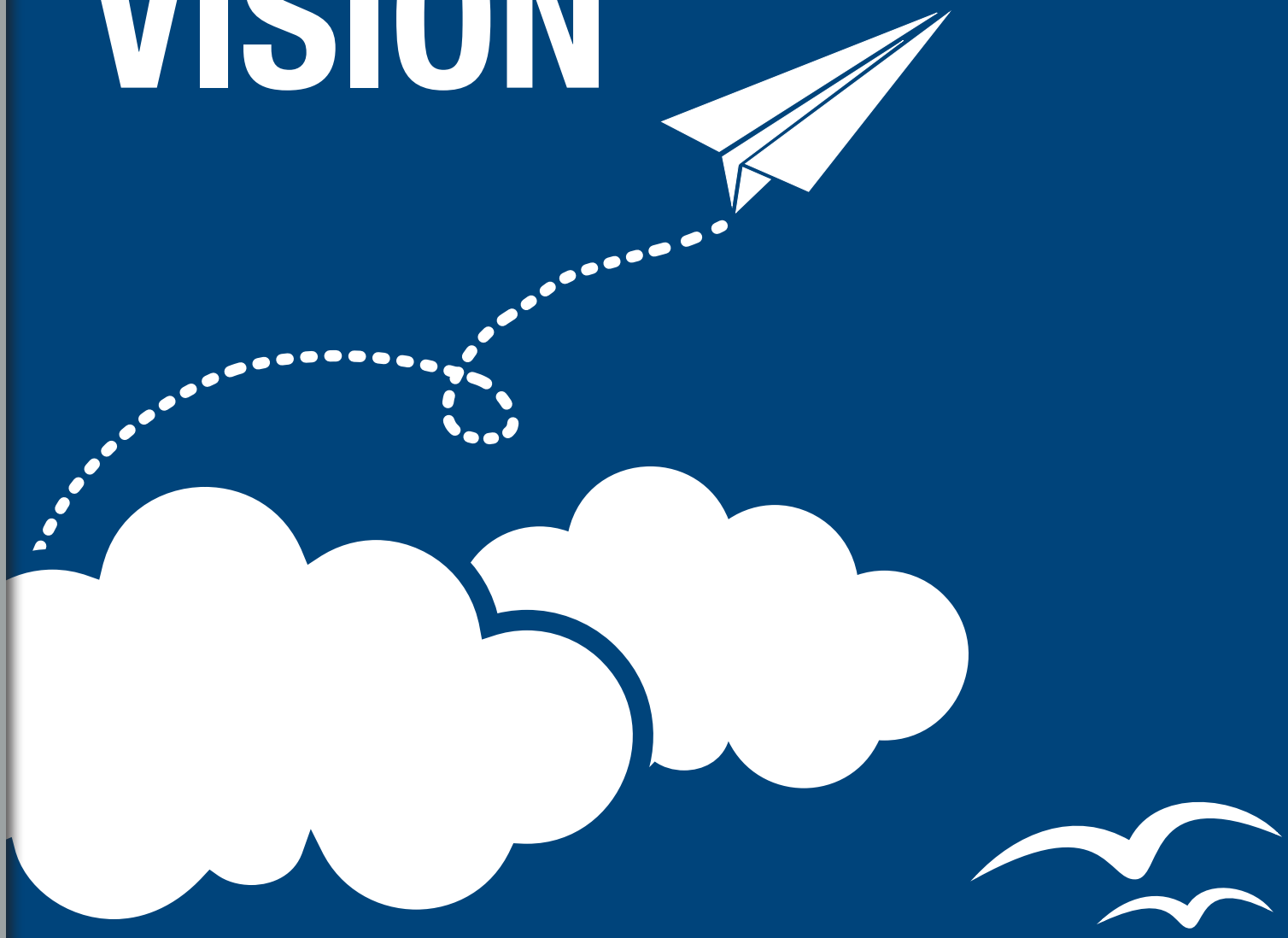
VETERANS PARK
NORCROSS

2

VISION



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VISION

INTRODUCTION

The City of Norcross, Georgia is a diverse, engaged, and thriving community. It is a place that is proud of what it has achieved and where it wants to go. City leaders are committed to setting and meeting a realistic agenda that reflects the energy, passion, and endeavors that the community has for the future. Doing so has allowed Norcross to achieve and maintain a vibrant town center, competitive business environment, a desirable residential community, and an increasingly diverse population that feels included and welcome. People are happy to call Norcross home.

The strong history of planning for the City's future has strengthened this approach – beginning with the City's first iteration of its Comprehensive Plan, developed in the early 1990s, and extending through the numerous other studies and plans that have shaped the City's direction. The community's vision for the future is a function of its success to date in plan implementation.

This chapter illustrates the community's hope for Norcross' future through three elements:

1. **Vision Statement**
2. **Goals**
3. **Policies**
   - Citywide Policies
   - Character Area Narratives

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VISION STATEMENT

This plan is inspired by the City's vision statement, which was co-created by community members to set an aspirational, inspirational idea of what Norcross is working to become. This big idea is brought down to earth by associated goals, policies, and action items to address the priority needs and opportunities and bring the vision to life.

1

> "Norcross will be a dynamic and welcoming community in which generations of diverse people can engage, create, contribute, and flourish."

2 GOALS

Building on the vision, there are six overarching goals that will help shape the City's direction. These goals are based on both analysis of existing conditions and trends, as well as the priorities voiced by the community, captured in a series of stakeholder interviews, Steering Committee meetings, and workshops.

3 POLICIES

The City's policies provide direction for its general operating procedures. They describe how elected officials and staff should make ongoing decisions and prioritize resources in line with the community's vision. They not only inform the types of projects the City needs to plan for now, but they also help decision-makers know how to proceed as new issues and opportunities arise that were not in play at the time this plan was written. The numbered policies on the following pages apply to the entire city. Character area narratives provide detailed guidance for each sub-area within Norcross.

PRIORITY NEEDS AND OPPORTUNITIES (CHAPTER 3)

4 ACTIONS

Near-term actions that can be taken to make progress on the City's goals have been organized into a Community Work Program in Chapter 4. They apply the guidance of the policies through the lens of specific, priority needs and opportunities that should be addressed over the next five years.

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GOAL 1

Goal 1: Continue to define Norcross' unique sense of place, where nature-based and cultural assets are conserved and enhanced.

Norcross is a vibrant small city like no other in the Atlanta metropolitan region; residents and visitors know when they're in Norcross. Higher intensity employment focused developments along the city's edges give way to well-maintained neighborhoods, attractive commercial nodes, and a quaint historic downtown. Monumental gateway signage, attractive landscaping, streetscaping and context sensitive building design allow the city's distinctive districts to complement one another.

Policy 1-1: Protect the valued community character and aesthetics of existing neighborhoods by discouraging drive-through services, excessive signage, and inadequate screening near residential areas.

Policy 1-2: Redevelop and enhance existing commercial and industrial areas.

Policy 1-3: Support opportunities for infill development that reflects the neighborhood character.

Policy 1-4: Encourage mixed-use development and pedestrian-oriented design standards.

Policy 1-5: Encourage greenspace in all new development.

Policy 1-6: Regularly review the UDO in the light of new court rulings, best practices, and issues that may have arisen for possible amendment.

Policy 1-7: Support and promote the city's diversity through special events.

Policy 1-8: Protect natural resources, mature tree canopy, environmentally sensitive areas, and valuable historic, archaeological or cultural resources from human encroachment through land development regulations and/or incentives.

Policy 1-9: Add value to our community through landscaping, lighting, signage, underground utilities, and building design.

Policy 1-10: Pursue strategic land acquisition in support of the Parks, Greenspace and Trails Master Plan implementation.

Policy 1-11: Use gateway monuments, signage, and corridor improvements to reinforce the sense of place.

Policy 1-12: Reduce the adverse visual impact of the automobile and auto-related services.

Policy 1-13: Preserve and complement the traditional historic, architectural and landscape character of the Downtown core and surrounding neighborhoods, while guiding reasonable growth.

Policy 1-14: Regularly review code enforcement procedures and training to maintain and improve the community's appearance and overall quality of life.

Policy 1-15: Continue and expand a progressive code enforcement program in residential neighborhoods.

Policy 1-16: Expand and support the volunteer community and city partnership to organize volunteer assistance days for low-income residents facing code violations.

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GOAL 2

Continue to Strengthen Norcross as a Livable, Inclusive, and Safe Environment

Norcross is a welcoming community where all citizens thrive regardless of age, income or ethnicity. There is a wide variety of housing, shopping, recreation, and employment options in the city. Residents and visitors are safe and secure in their homes and on the go in the city.

Policy 2-1: Encourage transit-oriented development, or compact mixed-use areas, near transit routes.

P**olicy 2-2:** Support existing neighborhoods through regular public investment in recreational amenities and maintenance programs.

Policy 2-3: Promote walkable, bicycle friendly, safe neighborhoods.

Policy 2-4: Encourage walkability, interaction among businesses, clear visibility of entryways and centralized open space.

Policy 2-5: Provide pleasant, accessible public gathering places.

Policy 2-6: Encourage new parks and community facilities to be located as focal points in neighborhoods.

Policy 2-7: Support the increased availability of affordable, local, healthy food.

Policy 2-8: Integrate educational opportunities into parks and recreational services, public libraries, museums, and other cultural amenities.

Policy 2-9: Ensure adequate supplies of quality water through protection of ground and surface water sources.

Policy 2-10: Mitigate potential impacts from industrial development on nearby residential areas.

Policy 2-11: Encourage and incentivize the construction of publicly accessible plazas and greenspace through redevelopment.

GOAL 3

Increase Opportunities for Travel via Different Modes within and Outside the Community

Norcross is connected! Safe pedestrian and bicycle routes, including sidewalks, crosswalks, and multi-use trails provide connections between the city's activity hubs. The city's development policies and political leadership are supportive of increasing efficient transit services connecting Norcross with destinations throughout the Atlanta region.

Policy 3-1: Promote safe and efficient transportation for pedestrians, cyclists, transit riders, and drivers.

Policy 3-2: Support the expansion of regional transit access in Norcross.

Policy 3-3: Coordinate transportation improvements with existing and planned development.

Policy 3-4: Enhance the existing roadway network to improve safety and limit congestion.

Policy 3-5: Encourage parking to be located behind and to the side of buildings.

Policy 3-6: Improve pedestrian and bicycle access to existing facilities.

Policy 3-7: Create pedestrian-friendly streetscapes through public investment, zoning regulations and design guidelines.

Policy 3-8: Balance the needs of freight traffic with minimizing impacts to the community.

Policy 3-9: Support the Gateway85 CID's investment in local transportation improvements.

Policy 3-10: Work with Gwinnett County and Georgia DOT regarding congestion on major corridors.

Policy 3-11: Apply smart city technologies in a practical and fiscally responsible manner, such as the adoption of smart parking in the downtown area, as new technologies and best practices emerge.

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GOAL 4

Maintain a Vibrant Economy and Continue to Facilitate Job Growth

City staff and leaders are responsive to the needs of current businesses and work with owners to support their growth. The wide variety of development options available in Norcross – spaces for lease, purchase, and properties for development and redevelopment are aggressively marketed. City staff and leaders continually work to recruit businesses that support the city's vision and development goals.

Policy 4-1: Support programs for retention, expansion and creation of businesses that enhance our economic well-being, particularly those in target industries.

Policy 4-2: Find opportunities to connect firms (especially those in target industries) to Norcross high schools.

Policy 4-3: Partner with local schools and community organizations to support students and their parents so they can fully engage in the Norcross economy.

Policy 4-4: Encourage the development of downtown as a vibrant center for culture, government, dining, residential, and retail diversity.

Policy 4-5: Provide ongoing support for Business Retention, Recruitment and Expansion.

Policy 4-6: Target reinvestment in declining, existing neighborhoods to further encourage private sector redevelopment and accommodate future growth.

Policy 4-7: Accommodate new development while enhancing existing local assets.

Policy 4-8: Prepare Norcross residents to be work-ready employees.

Policy 4-9: Support local entrepreneurs in building future-ready businesses.

Policy 4-10: Invest in parks and open space to encourage private reinvestment.

Policy 4-11: Maintain and support citywide access to broadband services.

GOAL 5

Ensure that Norcross Residents have a Variety of Attainable, Quality Housing Options

Policy 5-1: Accommodate the housing needs of a diverse population by supporting the development of a variety of residential types and densities based on land use patterns.

Policy 5-2: Support the construction of workforce housing to help ensure that all those who work in the community have a viable option to live in the community without spending more than a third of their net income on housing costs.

Policy 5-3: Protect residential areas through continued, targeted code enforcement.

Policy 5-4: Encourage residential development downtown to activate and diversify the area.

Policy 5-5: Collaborate with other jurisdictions to address affordable housing and regional location efficiency needs.

Policy 5-6: Assist residents in keeping their existing homes safe and free from hazards.

Policy 5-7: Support the development of equitable housing that is safe, and free from health hazards through the application of National Healthy Housing standards.

Policy 5-8: Enable and encourage mixed income affordable housing concurrent with new, high-standard design development.

Policy 5-9: Ensure that new high-density/multi-family developments are in keeping with the desired vision for the City through a transparent rezoning and permitting process that provides opportunities for public comment and review.

Policy 5-10: Seek grant opportunities for owner-occupied rehabilitation of homes such as Community Home Investment Program (CHIP) grant for owner-occupied rehabilitation of homes.

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GOAL 6

Goal 6: Further the City's tradition of strong representational leadership and a high level of quality services.

Norcross is a well-managed city that works cooperatively with adjacent governments to reach common goals. The city maintains an open-door government that actively strives to positively engage all citizens and community groups. City services not only maintain health, safety and welfare but also promote a well-rounded community.

Policy 6-1: Continue efforts to reach out to the diverse population within Norcross through existing community groups and local businesses

Policy 6-2: Maximize the use of existing facilities and services.

Policy 6-3: Do not over commit to long-term operation and maintenance costs in making capital investments.

Policy 6-4: Coordinate public facilities and services with land use planning to promote efficient public investments.

Policy 6-5: Regularly coordinate with adjacent local governments to ensure residents, property owners, and business owners are receiving top tier public services

Policy 6-6: Support existing schools and encourage new opportunities to expand access to education.

Policy 6-7: Use technology to simplify and expedite city applications and processes for community members.

Policy 6-8: Welcome all members of the community to engage by translating materials in multiple languages.

Policy 6-9: Lead by example with efficient and resilient City-owned buildings.

Policy 6-10: Ensure comprehensive and convenient recycling opportunities are available to residents and businesses.

Policy 6-11: Contribute to Regional Water Management Plan and enforce plan.

Policy 6-12: Coordinate infrastructure planning with the County for sewer and road improvements.

Policy 6-13: Partner with Norcross school cluster to maximize community access to school sports fields.

Policy 6-14: Continue to support community watch and safety programs such as the Business Watch Program, the Child Safety Seat Program, the Copper theft Initiative, the Citizen Police Academy, the Senior Citizen Check in program, and the Vacation Security Request Program.

Policy 6-15: Continue to support local arts and cultural events through the provision of facilities, logistics and marketing efforts.

Policy 6-16: Evaluate the Comprehensive Plan on an annual basis and use it as a tool in prioritizing the budget and annual work program.

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CHARACTER AREA AMENDMENTS

The Future Land Use Map and corresponding policy framework are being amended in 2026 to better align with the city's vision. The project team conducted a comprehensive public engagement process, including a survey that received over 500 responses, four pop-up events held at the beginning and end of the planning process, and stakeholder meetings with City Council members, the Downtown Development Authority, and a panel of Norcross developers.

No substantive changes have been recommended to the Visions, Goals, and Policies section of the plan. Recommended changes instead focus on the boundaries and narratives of some of the character areas and minor adjustments to the recommended land uses. The plan has also been amended to reference the Parks, Greenspaces, Trails & Green Infrastructure Master Plan. A high-level summary of these changes follows.

Character Area Changes

Throughout the document, appropriate building heights have been modified to suggest that new development should match allowable heights in the zoning district and be compatible with the heights of existing structures in the area. The language has also been revised to reference bicyclists where pedestrians have been mentioned. The following summaries note amendments made in each Character Area.

Character Area 1 - Atlantic/Peachtree Industrial Boulevard

- The boundary of this character area has been amended to shift parcels located south of Holcomb Bridge Road from Character Area 2 into this area.
- Proposed changes to the narrative for this character area would lower allowable densities to the areas adjacent to single-family residential neighborhoods in Character Areas 4 and 5. The changes would also call for any high-density residential uses to be part of planned developments that include both commercial spaces and a mix of residential housing types that support a diversity of ages.

Character Area 2 - Medlock/Peachtree Industrial Boulevard

- As noted above, parcels to the south of Holcomb Bridge Road have been shifted to Character Area 1.
- Along the north side of Holcomb Bridge Road, the lower density residential and commercial properties to the west of Queens Court have been shifted from this area into Character Area 4.
- Proposed narrative changes would encourage the retrofitting and infill of developed sites in this area rather than complete redevelopment.

Character Area 3 - Pinckneyville

- References to M1 have been removed as this is not a desired use in this area.

Character Area 4 - North Peachtree Street Neighborhoods

- As previously noted, some parcels along the north side of Holcomb Bridge Road have been shifted from Character Area 2 into this area.
- The medium-density residential and industrial properties along Langford Drive north of Cole Court have been shifted from this area into Character Area 8.
- Proposed narrative changes remove reference to property values in the area and encourage the use of Accessory Dwelling Units (ADUs) to promote flexibility for property owners without altering the overall low-density character of this area.

Character Area 5 - Hopewell Woods

- Proposed narrative changes for this area would remove the prohibition on multifamily development to the west of West Peachtree Street but would still limit new residential development to medium density levels (below to 12 units/acre).

Character Area 6 - BuHi/Carter Activity Center

- This area has been expanded to shift properties outside of the historic district along South Peachtree Street from Character Area 7A into this area. As noted below, parcels fronting on Buford Highway to the north of Norcross-Tucker Road have been shifted into Character Area 7B.

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Character Area 7 - Town Center

- This area has been split into two subareas to better reflect the distinction between the city's historic downtown core and the redeveloping Buford Highway corridor. For each of these recommended sub-areas, the following adjustments to their boundaries are proposed:

Character Area 7A - Historic Downtown Norcross

- As noted above, this area has been adjusted to better align with the historic district, with several commercial parcels along South Peachtree Street to the south of Norcross-Tucker Road shifted into Character Area 6
- The narrative emphasizes the importance of maintaining the historic, small-town character of this area and limits residential development to medium density levels (below 12 units per acre).

Character Area 7B - BuHi District

- Parcels fronting on Buford Highway between Norcross-Tucker Road and Beaver Ruin Road have been shifted from Character Areas 6 and 9 into this area.
- The narrative clarifies that this district is intended to promote mixed-use development with higher densities along Buford Highway but lower densities closer to the historic downtown core.
- The narrative also includes text aimed at preserving legacy businesses that are compatible with the city's vision for Buford Highway while transitioning away from auto-oriented uses.

Character Area 8 - Langford Road Industrial Center

- As previously noted, the medium-density residential and industrial properties along Langford Drive north of Cole Court have been shifted from Character Area 4 into this area.
- The narrative removes previous references to loft-style housing and live-work opportunities, as this area's industrial character is not compatible with residential uses.

Character Area 9 - Summerour

- As previously noted, parcels fronting on Buford Highway south of Beaver Ruin Road have been shifted into Character Area 7B from this area.

Character Area 10 - South Cemetery Street

- No changes

Character Area 11 - South Norcross Neighborhoods

- The narrative amends the vision for trails in the area, referencing the planned Beaver Ruin Creek Greenway.

Character Area 12 - I-85 Activity Center

- The previous narrative referenced proposals for high-capacity transit that had been planned by Gwinnett County and the proposed annexation and redevelopment of the OFS campus. Since these proposals are no longer active, the narrative for this area has been adjusted accordingly.
- The narrative has been amended to reference the need for stormwater evaluation in the area and coordination with regional partners on I-85 projects.

Changes to Recommended Land Uses and Definitions

The draft plan amendment recommends the following adjustments to the Land Uses by Character Area table and related definitions:

- The definition of Mixed-Use is proposed to be amended to allow this category to include adjacent uses on the same parcel and not just vertically-stacked mixed-use developments.
- The category of Skilled Nursing Facilities has been removed from the table, as it was deemed to be a too specific of a land use category to be considered as part of the Comprehensive Plan.
- In Character Area 1, Heavy Commercial uses are recommended to be allowed in the areas along Pacific Boulevard and Peterson Place that are currently zoned exclusively for industrial and commercial uses.
- Two changes are recommended for Character Area 7B to reflect its separation from Character Area 7A:
  - Regional-level commercial or office uses of 50,000 sq. ft. or more would be permitted, as they are compatible with the higher-intensity vision for Buford Highway.
  - Similarly, High-Density Residential uses in excess of 12 units per acre would be permitted throughout this character area.

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CHARACTER AREAS

The Future Development Map is a location-based vision and policy statement to help guide Norcross's elected officials, staff, and planning boards in future development and policy decisions. The Future Development Map divides the City of Norcross among twelve unique character areas as shown in Figure 2.1.

The map and corresponding policy framework is a tool to help make planning, zoning, and development decisions that are consistent with the vision and goals for the future.

DEVELOPMENT TRANSITIONS

As development and redevelopment occur across Norcross, context-sensitive transitions between different development types and intensities are essential. The graphic to the right illustrates how higher-intensity development can transition to lower-density, existing single-family neighborhoods.

New development steps down from multi-story mixed-use and multifamily buildings along busier roadways to townhomes and attached single-family homes, and then to new detached single-family homes that abut existing single-family neighborhoods. These transitions are important for preserving the character of established single-family areas while also creating vibrant, walkable, mixed-use places for all Norcross residents to enjoy.

High-Intensity Residential Mixed-Use → **Medium Density Residential** → **Single-Family Detached** → **Existing Single-Family**

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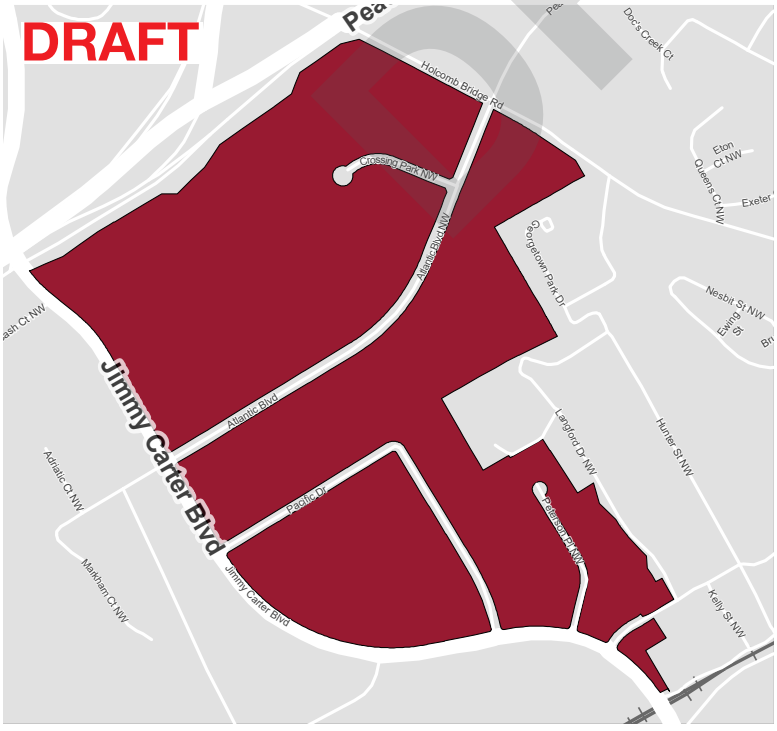
Figure 2.1. Future Development Map

Note

Future annexations will maintain the same character area policies and designations as those adopted by Gwinnett County for a period of at least one year following the effective date of the annexation. After which point, City Council may consider changes.

CHARACTER AREA 1
ATLANTIC/PEACHTREE INDUSTRIAL BOULEVARD



Vision

The Atlantic/Peachtree Industrial Boulevard gateway area is a welcoming entrance to the city and a major employment center focused on Jimmy Carter Boulevard:

- The area is known as a mixed-use employment center, with light industrial and flex space that round out the area as a dynamic business area
- Development intensity is highest along Jimmy Carter Boulevard and Peachtree Industrial Boulevard and should be lower in areas immediately adjacent to single-family residential neighborhoods
- High-density residential uses should be part of planned developments that include both commercial spaces and a mix of residential housing types
- The site of Stripling Elementary School in the area also serves as a focus of local community activities and is supported by housing in a mixed-use context that serves a diversity of ages within walking distance of the school
- As a gateway to the city at Jimmy Carter Boulevard and Peachtree Industrial Blvd a signature building/group of buildings will help define the character of the area
- A pedestrian and bicycle network provides connections both within this area and to adjacent residential neighborhoods and Historic Downtown

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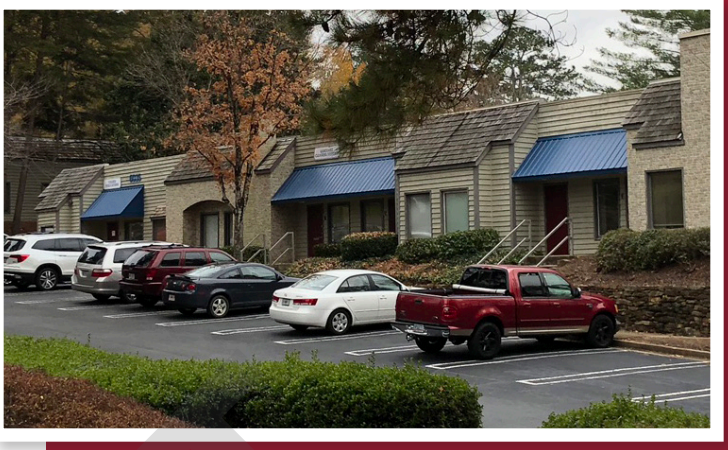
Appropriate Scale of development and land use policies

- Building heights should be consistent with the allowable heights in the zoning district and compatible with the heights of existing structures in the surrounding area
- Any residential uses should have good pedestrian and bicycle access to Stripling Elementary
- Limit new heavy commercial, auto-related or outdoor storage uses to properties fronting on Pacific Boulevard or Peterson Place
- Office, media (film, television, etc.), light manufacturing and related services are preferred uses



Implementation Measures

- Ensure adequate buffers to adjoining residential areas
- Improve sidewalk and pathway connections
- Maintain economic vibrancy of area
- Establish design standards for gateway areas
- Redevelopment of key sites

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CHARACTER AREA 2
MEDLOCK/PEACHTREE INDUSTRIAL BOULEVARD

Vision

Oriented along Peachtree Industrial Boulevard,the Medlock/PIB area is a mix of professional and institutional uses creating an established and aesthetically pleasing boundary along Peachtree Industrial Boulevard, the City of Peachtree Corners and adjoining residential areas. This is also the location of Paul Duke STEM High School.

- The area is hub of activity and connecting point for surrounding areas
- A dense area of mid-scale (25-50K square feet) retail and offices with corporate-focused amenities including hotels and training/conference facilities, connected by a system of sidewalks or multi-use paths
- Community facilities and institution(s) of higher education infuse the area with civic character
- A consistent design theme expressed through signage, architectural style, and landscape palette unifies the area and provides a sense of place unique to Norcross, yet complementary to a corporate campus character found in Peachtree Corners' Technology Park

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Appropriate Scale of development and land use policies

- Building heights should be consistent with the allowable heights in the zoning district and compatible with the heights of existing structures in the surrounding area
- Maintain visual buffers to help ensure compatibility with adjoining neighborhoods to the south
- Encourage location of small businesses and incubators, light industry and offices
- Consider first floor minimum heights in M1 to accommodate future industrial uses

Implementation Measures

- Retrofit and improve existing structures and consider infill site development where appropriate
- Coordination with Peachtree Corners and Gwinnett County on the physical design along the PIB Corridor
- Enhance the gateway signage at Medlock Bridge Road and Peachtree Industrial Boulevard
- Improved walkability through construction of sidewalks
- Implement landscape standards to establish desirable city edge
- Look for opportunities to better connect this area physically to Downtown Norcross

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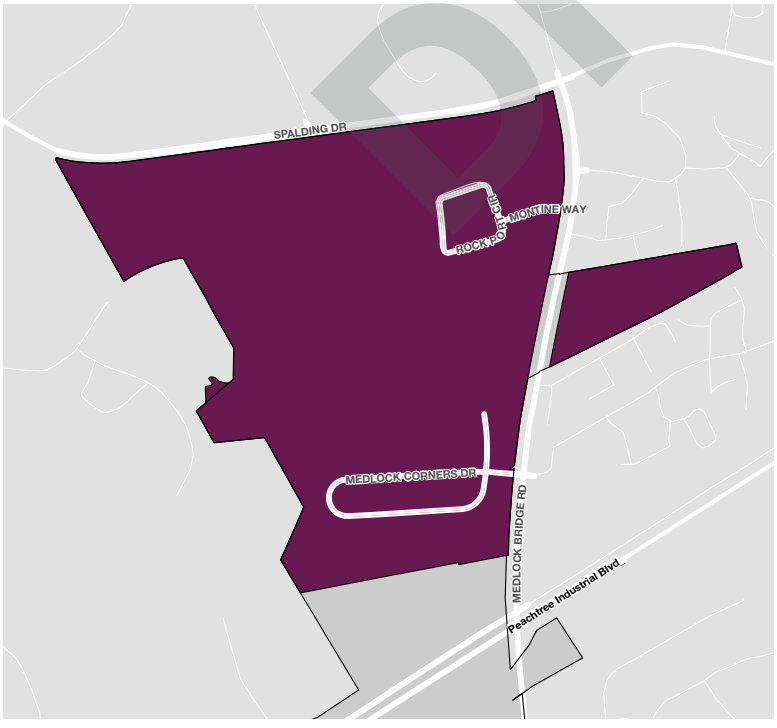
CHARACTER AREA 3
PINCKNEYVILLE



Vision

Norcross High School is the hub of this small activity center that has redeveloped as an accessible and safe location with a mix of residential, institutional, and small scale commercial and office uses:

- Norcross High School serves as the area's landmark and focus
- Residential uses predominate in proximity to the school
- A pedestrian and bicycle network physically connects area uses, supporting a multi-modal hub
- Consistent building scale and design characteristics connect the area aesthetically
- Regular coordination with Peachtree Corners ensures the compatibility of development along the city's border
- Potential for existing residential to redevelop

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Appropriate Scale of development and land use policies

- Ensure compatibility between non-residential development/redevelopment and adjoining neighborhoods through the use of buffers and transitional land uses
- Low to medium density residential preferred supported by small scale office and neighborhood oriented commercial
- Building heights should be consistent with the allowable heights in the zoning district and compatible with the heights of existing structures in the surrounding area

Implementation Measures

- Coordinate with Peachtree Corners to ensure complete street development in area and compatible development and service provision
- Promote safe routes to schools policies in coordination with Gwinnett County Public Schools

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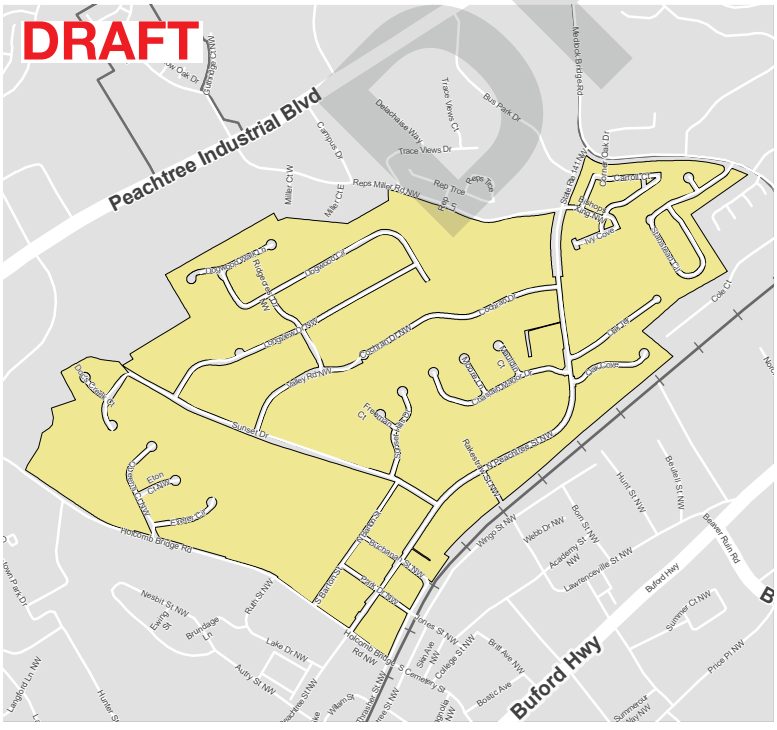
CHARACTER AREA 4
NORTH PEACHTREE STREET NEIGHBORHOODS



Vision

With a large concentration of historic homes and resources, this residential area remains a strong, stable residential location in the city:

- Established neighborhoods continue to give the area a strong single-family residential character
- Churches and parks contribute to the family-oriented nature of the area
- New parks and greenways enhance quality of life in the district, such as a path connecting the new STEM high school to nearby neighborhoods

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Appropriate Scale of development and land use policies

- Building heights-should be consistent with the allowable heights in the zoning district and compatible with the heights of existing structures in the surrounding area
- Maintain historic character
- Bed and Breakfast establishments are allowed in the Historic District
- Redevelopment and infill housing should be Single Family Residential Detached with common access
- New multifamily housing should not be permitted
- Accessory Dwelling Units (ADUs) should be permitted to promote flexibility for property owners and diverse housing options that are consistent with the character of established residential neighborhoods

Implementation Measures

- Maintain the integrity of existing housing stock
- Protect and preserve the character of existing single-family neighborhoods
- Pursue greenway opportunities and sidewalk improvements that connect neighborhoods to downtown and other destinations as outlined in the Parks, Greenspaces, and Trails Master Plan
- Provide information resources for home improvements and maintenance for housing
- Work with Gwinnett DOT to discourage cut-through traffic from using Holcomb Bridge Road

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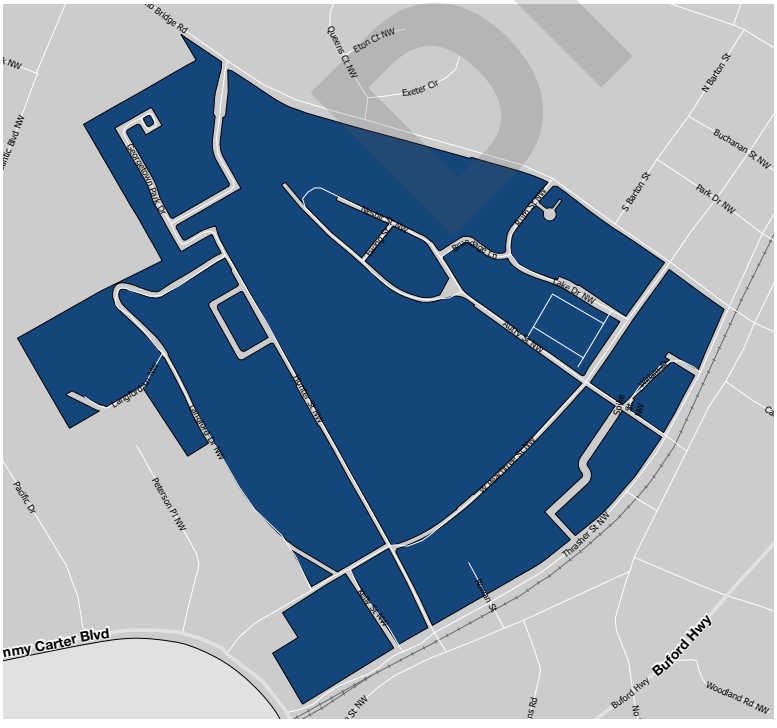
CHARACTER AREA 5
HOPEWELL WOODS



Vision

Hopewell Woods continues to develop as a mixed-use area – with a diversity of housing types, institutional and office uses as well as limited commercial to support residents and area employees:

- Residential areas have a traditional neighborhood design
- A mix of housing types accommodate varied incomes and life stages (young singles, families, empty-nesters, etc.)
- High-end infill development provides housing options for working professionals
- Medium-density housing types create a transition from lower-density single-family neighborhoods

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Appropriate Scale of development and land use policies

- Building heights should be consistent with the allowable heights in the zoning district and compatible with the heights of existing structures in the surrounding area
- Planned residential neighborhoods offering a variety of housing options are preferred
- Neighborhood scale mixed use allowed with supportive office and neighborhood commercial
- In areas west of West Peachtree Street, medium density housing should be allowed but should be consistent with the height and scale of surrounding residential neighborhoods

Implementation Measures

- Build on the success of the Hunter-Walker Trail by further improving the sidewalk network to enhance bike and pedestrian connectivity between neighborhoods
- Improve bicycle infrastructure to support alternative travel
- Develop landscaping and design standards for infill development and redevelopment
- Consider opportunities for public parks
- Provide appropriate landscaping in areas adjacent to historic downtown core

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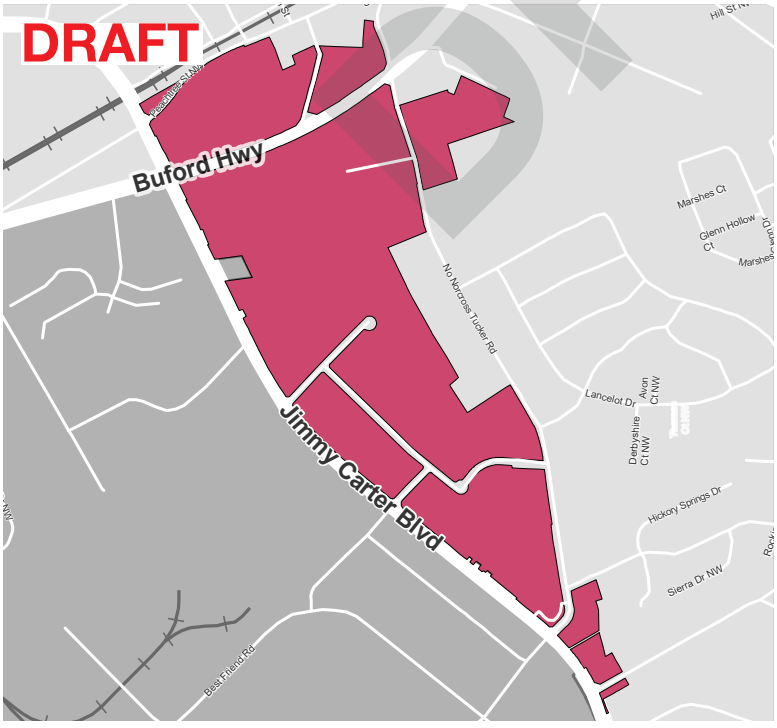
CHARACTER AREA 6
BUHI/CARTER ACTIVITY CENTER



Vision

A medium to high density mixed-use node, consistent with the Jimmy Carter Boulevard/Buford Highway Redevelopment Plan:

- Includes a mix of residential and commercial space
- Connections to Best Friend Park make it a desirable place to live and locate a business
- Development intensity is highest at the intersection of Buford Hwy and Jimmy Carter Boulevard

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Appropriate Scale of development and land use policies

- Building heights should be consistent with the allowable heights in the zoning district and compatible with the heights of existing structures in the surrounding area
- Preferred mixed use developments
- Consider first floor minimum heights in M1 to accommodate future industrial uses
- Industrial and heavy commercial uses should be screened appropriately from adjacent single-family uses.

Implementation Measures

- Work with the Gateway85 CID to implement the Jimmy Carter Blvd LCI Study
- Create pedestrian and bicycle connections to Gwinnett County's Best Friend Park
- Encourage village concept – of mixed residential and residential over commercial and freestanding retail
- Implement gateway signage to direct people to community hubs
- Work with private entities and Gateway85 CID to encourage development of a mixed-use node at Buford Highway and Jimmy Carter Blvd
- Pedestrian and bicyclist safety improvements at Jimmy Carter Blvd and Buford Highway

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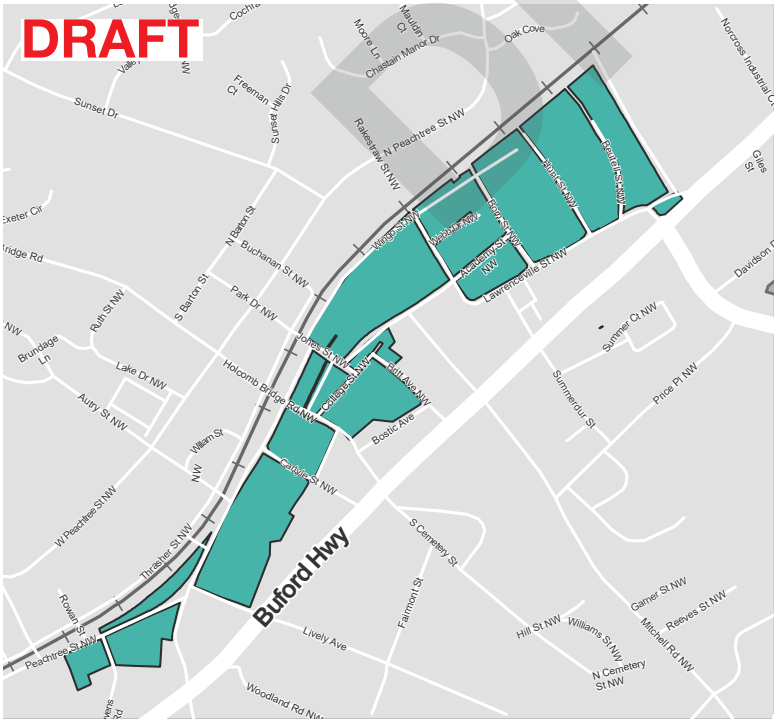
CHARACTER AREA 7A
HISTORIC DOWNTOWN NORCROSS



Vision

The civic and commercial heart of the community, Historic Downtown Norcross offers a wide variety of entertainment, dining, recreational and shopping options. Through redevelopment and public investment, the Historic Downtown Norcross character is a destination for the Greater Norcross community:

- Historically compatible buildings create an economically and environmentally sustainable place to live, work, and visit
- People from across the city and region visit Historic Downtown Norcross for retail, dining, and other entertainment options that serve all ages
- Redevelopment and new development maintain the historic, small-town character of the area
- From Town Center LCI: “a compelling destination” that “embraces its history while providing a forward-thinking, socially engaging, inclusive, economically and environmentally sustainable place to live, work and visit.”

Appropriate Scale of development and land use policies

- Maintain historic character of the downtown with building heights that are consistent with the allowable heights in the zoning district and compatible with the heights of existing structures in the surrounding area.

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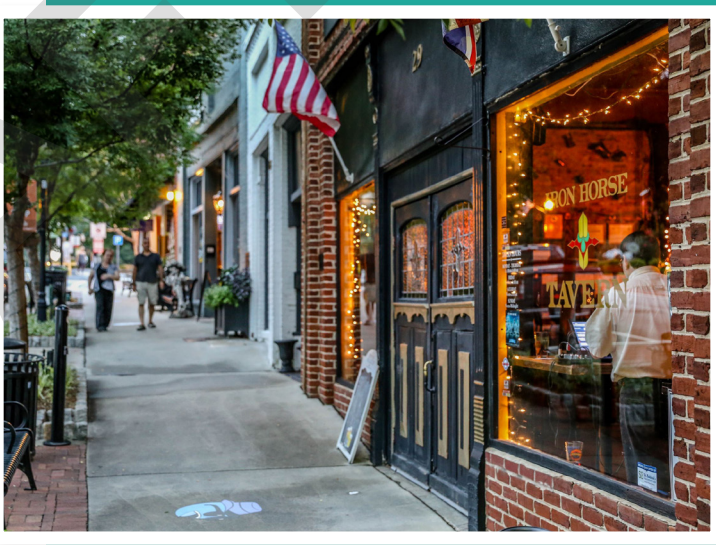
- Commercial uses are encouraged to be locally-owned restaurants, boutiques, and entertainment-oriented uses; regional and national chains are discouraged
- Planned residential communities are encouraged to be medium density residential and compatible with the scale and character of Historic Downtown Norcross, offering a variety of housing options
- All uses should emphasize pedestrian and bicycle access; no new auto-oriented or drive-through commercial uses should be permitted

Image: Woodstock, Georgia

Implementation Measures

- Continue to program downtown events to support families, children, working professionals, and seniors
- Attract additional commercial uses to the Downtown district
- Identify opportunities to improve public spaces and amenities in alignment with the vision for the area
- Review the Norcross Architectural and Site Design Standards to ensure requirements align with the historic character of the area
- Enhance accessibility and safety for all transportation users, including pedestrians, cyclists, and vehicles, in Downtown Historic Norcross including the Skin Alley Extension
- Implement recommendations from the 2025 Downtown Norcross Parking Study



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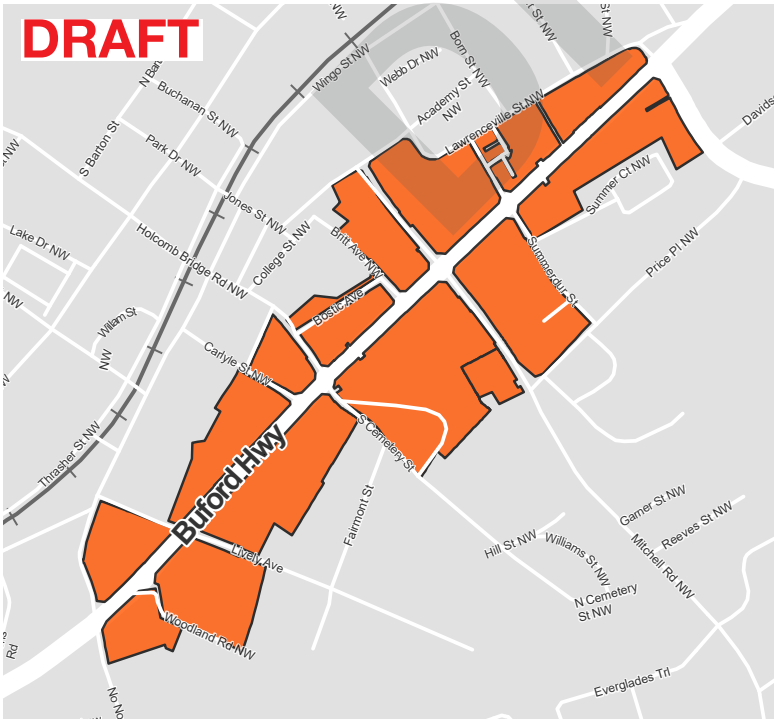
CHARACTER AREA 7B
BUHI DISTRICT

Image: Milton, Georgia



Vision

The BuHi District is a vibrant, walkable, mixed-use corridor that serves as both a gateway to Norcross and a transition from higher intensity development along Buford Highway down to lower intensity to match the scale and character of the City's historic downtown (Character Area 7A). The District offers a diverse mix of neighborhood-serving commercial, public amenities, and higher-intensity residential in direct proximity to Historic Downtown Norcross. The BuHi District provides safe and accessible transportation connections for pedestrians, bicyclists, and transit users, while continuing to accommodate a high volume of vehicular traffic.

- Development intensity is highest along Buford Highway, transitioning down to lower intensity development near Historic Downtown Norcross
- From Town Center LCI: "a compelling destination" that "embraces its history while providing a forward-thinking, socially engaging, inclusive, economically and environmentally sustainable place to live, work and visit."
- The area is a local and regional destination, featuring thriving, walkable, community-serving businesses supported by residential development that serves a diversity of ages

Appropriate Scale of development and land use policies

- Mixed-use and commercial developments are encouraged to incorporate diverse, community-serving retail like local restaurants, grocery stores, entertainment-

oriented uses, and other local businesses

- Development and redevelopment of commercial areas should transform existing auto-oriented commercial uses into more walkable, integrated development
- Building heights should be consistent with the allowable heights in the zoning district and compatible with the heights of existing structures in the surrounding area
- Planned residential communities offering a variety of housing options, including higher intensity residential, are appropriate for parcels fronting Buford Highway and those adjacent to these parcels
- No new auto-oriented commercial or drive-through uses

Implementation Measures

- Create better pedestrian and bicycle connections across Buford Highway
- Implement recommendations from the 2025 Downtown Norcross Parking Study
- Implement safe pedestrian and bicycle connections across Buford Highway and to nearby schools and residential neighborhoods
- Maintain a balance of commercial and residential uses
- As redevelopment occurs, look for ways to retain legacy businesses that are compatible with the vision for the BuHi District.
- Recruit desired commercial businesses to occupy new and existing mixed-use buildings
- Pursue targeted redevelopment sites identified in the Buford Highway Master Plan
- Encourage sustainable development measures present in the Buford Highway Master Plan

Image: Woodstock, Georgia

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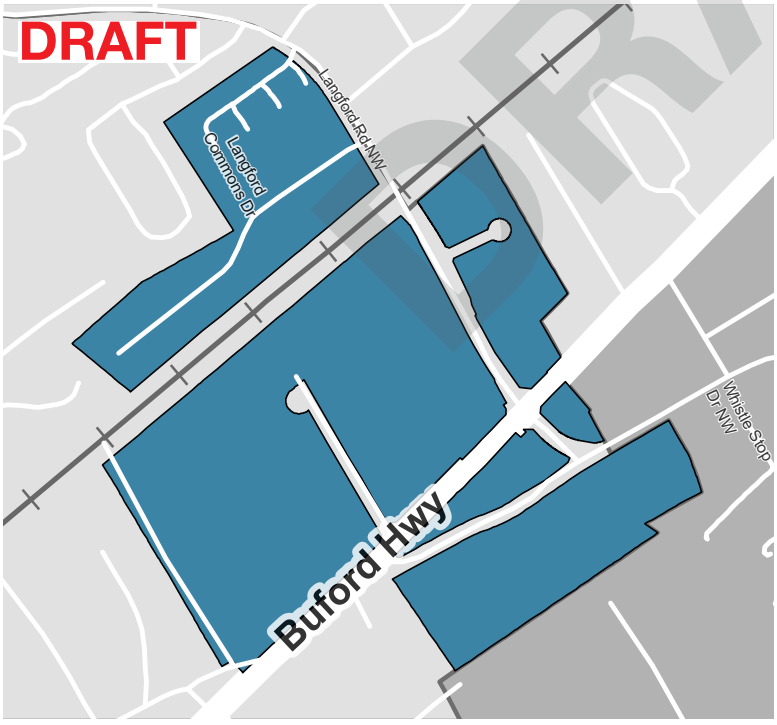
CHARACTER AREA 8
LANGFORD ROAD INDUSTRIAL CENTER



Vision

The area is a hub of business and industrial innovation and creativity:

- Maintain industrial tax base
- Small, affordable commercial spaces serve as an incubator for small and new businesses
- Aesthetically pleasing area with standards to maintain compatibility
- Provide walkability bicycle infrastructure along Buford Highway
- Corridor improvements and connections to the Town Center make the area attractive for new businesses
-

Appropriate Scale of development and land use policies

- Building heights should be consistent with the allowable heights in the zoning district and compatible with the heights of existing structures in the surrounding area
- Consider first floor minimum heights in M1 to accommodate future industrial uses
- Preferred location for general commercial and light industrial uses
- Industrial and heavy commercial uses should not be visible from Buford Highway, and screened appropriately
- Encourage the location of incubators and adaptive reuse of buildings

Implementation Measures

- Maintain and improve a safe and efficient transportation system for freight movement related to industrial uses
- Offer safe pedestrian and cycling opportunities

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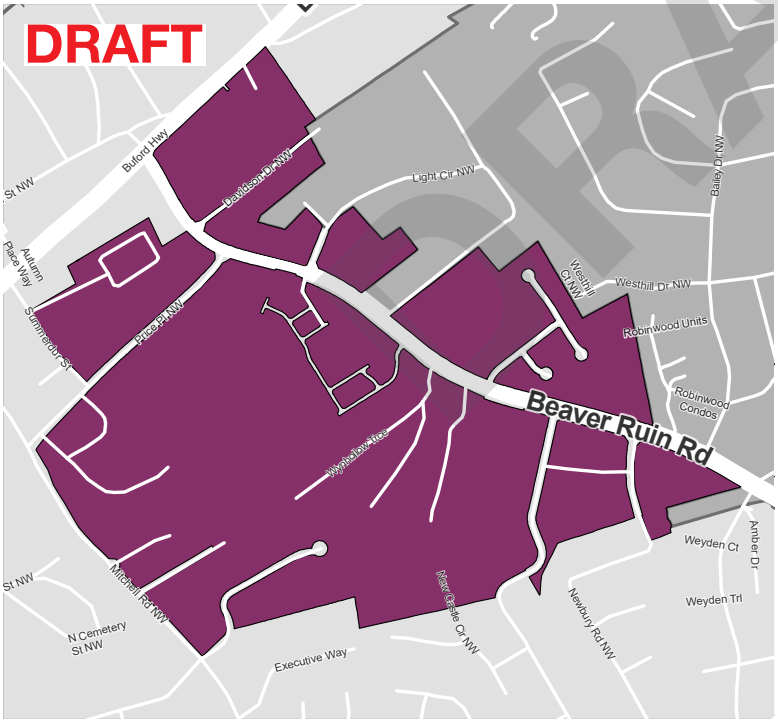
CHARACTER AREA 9
SUMMEROUR



Vision

An activity hub and gateway to the city serving the common needs of Norcross residents with education, recreation, retail.

- The new path through this area has created a link between the southeastern portion of the city and the central and northwestern sections
- Public and private investment has brought new civic facilities and small scale retail to support the surrounding neighborhood
- A traffic access management strategy and new transit opportunities have increased mobility and safety in the area
- Upgraded and new pedestrian and bicycle connections to Buford Highway and along Beaver Ruin Road have improved safety

Appropriate Scale of development and land use policies

- Building heights should be consistent with the allowable heights in the zoning district and compatible with the heights of existing structures in the surrounding area
- A variety of residential housing options are allowed, as part of a planned residential development
- Small scale office and neighborhood oriented commercial uses are allowed

Implementation Measures

- Pursue recommendations of the Norcross Activity Center LCI and pursue five-year update
- Implement Mitchell Road streetscape project, adding a 10-12-foot multi-use path to link Downtown
- Encourage higher scale, traditional residential development/redevelopment –including townhomes, narrow-lot housing, and cluster homes
- Continue to implement Safe Routes to School recommendations for the Summerour District
- Continue to pursue safe pedestrian and bicycle connections across Beaver Ruin Road
- Implement the Beaver Ruin Creek Greenway Concept

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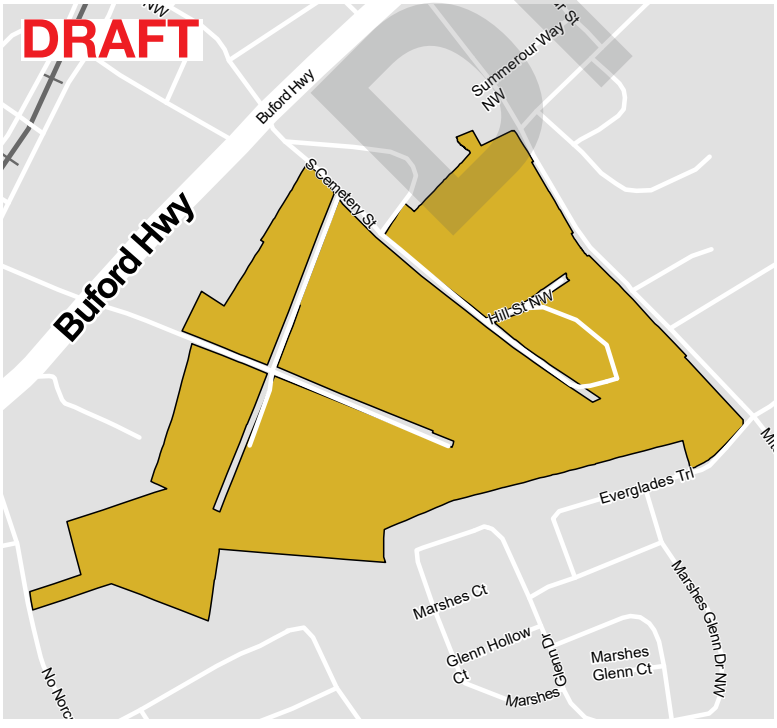
CHARACTER AREA 10
SOUTH CEMETERY STREET



Vision

This is a unique district in Norcross providing a mix of public and private spaces:

- A concentration of light industrial and heavier commercial
- Redevelopment has spurred access and freight traffic movement improvements in the area

Appropriate Scale of development and land use policies

- Building heights should be consistent with the allowable heights in the zoning district and compatible with the heights of existing structures in the surrounding area
- Industrial and heavy commercial uses should not be visible from Buford Highway, and screened appropriately
- Auto related commercial, heavy commercial uses, and light industrial uses are allowed
- Consider first floor minimum heights in M1 to accommodate future industrial uses

Implementation Measures

- Industrial and heavy commercial uses should not be visible from Buford Highway, and screened appropriately
- Improve and maintain local streets to accommodate truck traffic where appropriate
- Implement the Beaver Ruin Creek Greenway Concept

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CHARACTER AREA 11
SOUTH NORCROSS NEIGHBORHOODS

Vision

- Master planned, well-constructed, design-conscious medium density housing dot the eastern edge of the area and support the employment center at Beaver Ruin and Indian Trail
- Single-family neighborhoods to the west provide an important source of affordable housing for workforce and young families
- A culturally diverse area
- Streetscapes and general reinvestment has enhanced the aesthetic quality of the area, with a dense network of sidewalks
- The Beaver Ruin Creek Greenway provides enhanced connectivity and recreation options for all residents of this area

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Appropriate Scale of development and land use policies

- Building heights should be consistent with the allowable heights in the zoning district and compatible with the heights of existing structures in the surrounding area
- A variety of residential housing options are allowed, as part of a planned residential development

Implementation Measures

- Develop home maintenance and home ownership assistance programs to support long-term sustainability of housing stock
- Continue to implement recommendations of the Norcross Activity Center LCI and pursue a five-year update
- Implement Mitchell Road streetscape improvements – including multi-use path
- Acquire site for active recreation, playground equipment, and picnic area as identified in Parks Master Plan
- Increase lighting along Mitchell Road
- Continue to pursue code enforcement to ensure consistency with development and zoning codes and Norcross' character
- Implement the Beaver Ruin Creek Greenway Concept
- Undertake senior housing initiative to support the construction of housing options appropriate for seniors and the mobility impaired

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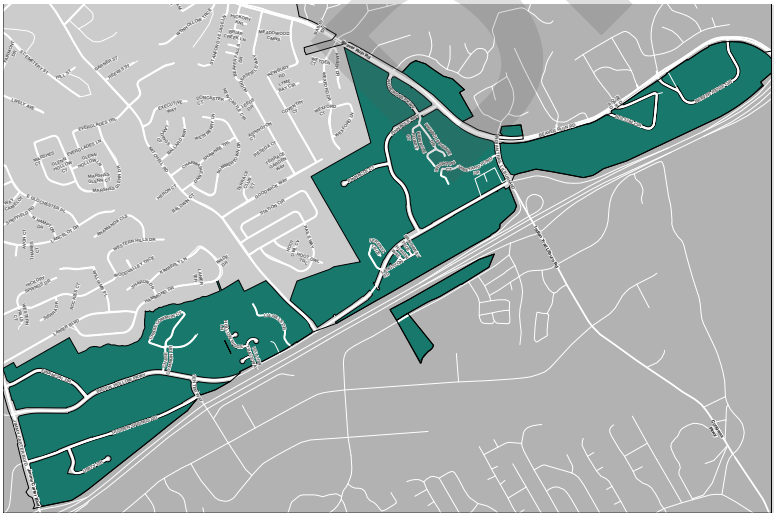
CHARACTER AREA 12
I-85 ACTIVITY CENTER



Vision

A growing regional center that has convenient access to I-85, is supportive of a major transit hub, and celebrates the cultural diversity of the area:

- The area is characterized by master planned developments of mid-rise buildings
- A mixed-use hub consisting of offices, restaurants, and housing options at higher densities that would be supported by future higher capacity transit services.
- Well-designed ~~big box~~ retail structures in this area add architectural interest to the streetscape and are safely accessible to pedestrians and bicyclists
- The area has a multi-cultural element that leverages the diversity of the city's population
- Implement safe pedestrian and bicycle connections across major transportation corridors such as Beaver Ruin Road, Indian Trail-Lilburn Road, Jimmy Carter Boulevard, and Brook Hollow Parkway
- Preserve major industrial and commercial properties to promote employment and business activity
- The area has a strong trail network connecting to new development, nearby destinations, other existing and future trails, and current or future transit systems

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Appropriate Scale of development and land use policies

- Building heights should be consistent with the allowable heights in the zoning district and compatible with the heights of existing structures in the surrounding area
- Consider first floor minimum heights in M1 to accommodate future industrial uses
- Highway and transit oriented commercial are preferred
- Industrial uses are allowed; light industrial uses are preferred

Implementation Measures

- Implement gateway signage and landscaping to welcome visitors and residents to the city
- Establish design standards and landscaping to elevate character of the corridor
- Implement complete streets along Brook Hollow Parkway
- Support regional initiatives that would incorporate regional transportation improvements (e.g. bus rapid transit) to the western side of the Jimmy Carter Boulevard interchange
- Support transit-oriented development
- Support bicycle and pedestrian connectivity throughout the area and connect to existing and planned transit and trail destinations
- Maintain a strong partnership with the Gateway85 CID to further redevelopment of area
- Coordinate development with the Indian Trail-Lilburn Road and Jimmy Carter Boulevard LCI plans across I-85
- Implement the Beaver Ruin Creek Greenway Concept
- Evaluate stormwater needs throughout the area
- Coordinate with county, regional, and state partners to address potential impacts from future roadway, interstate, and transit projects

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LAND USES BY CHARACTER AREA

The following chart indicates the land uses within each character area. Refer to the preceding Character Area descriptions for additional guidance on the specified land uses.

GENERALIZED USES	1 - Atlantic-PIB (p.16)	2 - Medlock-PIB (p. 18)	3 - Pinckneyville (p. 20)	4 - N Peachtree St Nbhds (p.22)	5 - Hopewell Woods (p.24)	6 - Buford Hwy/JCB (p.26)	7A - Historic Downtown Norcross (p.28)	7B - BuHi District (p.30)	8 - Langford Rd Ind. Ctr. (p.30)	9 - Summerour (p. 31)	10 - S Cemetery St. (p.32)	11 - S Norcross Nbhds (p. 34)	12 - I-85 Activity Ctr. (p.36)
Low Density Residential			■	■	■		■			■		■	
Medium Density Residential		■	■		■	■	■	■	■	■		■	
High Density Residential	■					■		■		■		■	■
Planned residential community (mixed housing types allowed)	■		■		■		■	■		■		■	■
Neighborhood level commercial, studio or office (<5,000 sf)	■	■	■		■		■	■	■	■		■	
Community level commercial or office (< 50,000 sf)	■	■				■	■	■	■				■
Regional level commercial or office (>50,000 sf)	■	■				■		■					■
Heavy commercial (auto related, outdoor storage)	■								■		■		■
Entertainment related commercial	■	■				■	■	■					■
Mixed-use	■	■	■		■	■	■	■		■			■
Light industrial and warehousing	■	■				■			■		■		■
Heavy industrial													■
Places of assembly	■	■	■	■	■	■	■	■	■	■	■	■	■
Transportation, Communication, Utilities	■	■	■	■	■	■	■	■	■	■	■	■	■
Parks and Recreation	■	■	■	■	■	■	■	■	■	■	■	■	■

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Land Use Definitions

Low Density Residential - land used for single family housing and customary accessory structures on individual parcels up to and including 4 dwelling units per acre.

Medium Density Residential - land occupied by residential uses and customary accessory uses at a density up to and including 12 dwelling units per acre.

High Density Residential - land occupied by residential uses and customary accessory uses at a density over 12 units per acre.

Planned residential community (mixed housing types allowed) – a residential development whose essential features are a definable boundary, and a consistent, but not necessarily uniform character. Such developments may include a variety of housing types and typically share common recreational amenities, and private covenants, conditions, and restrictions enforced by a homeowners' association.

Neighborhood level commercial, studio or office (<5,000 sf) - Neighborhood focal points with a concentration of small commercial, civic, and public activities. Uses within Neighborhood level commercial, studio, or office are intended to be local-serving.

Community level commercial or office (< 50,000 sf) - Business oriented developments containing a mix of commercial, professional, civic, or public uses designed to accommodate commercial uses serving several adjacent neighborhoods. Individual structures are less than 50,000 sf

Regional level commercial or office (>50,000 sf) - Business oriented development containing a mix of mid to high rise commercial, professional, civil and public uses accommodating the needs of the community and surrounding region.

Heavy commercial (auto related, outdoor storage) - Auto and truck repair shops, auto sales, and other auto related uses that include outdoor storage.

Entertainment related commercial - Downtown restaurants, brewpubs, small specialty commercial, professional office, civic and public uses. Central gathering places for the community.

Mixed-use - A mixed-use, live/work/play district that provides a venue for gatherings, events, civic activities, and residential uses. Uses may be mixed vertically or horizontally.

Light industrial and warehousing - Clean, light industrial uses that have minimal impact on nearby residential use are encouraged, as well as transportation/ warehousing/ distribution uses carefully planned to avoid freight traffic impacts on residential areas.

Heavy industrial - Traditional manufacturing, junkyards, intense industrial uses that may generate adverse effects not compatible with residential areas.

Places of assembly - meeting places at which the public or membership groups are assembled regularly, including but not limited to schools, places of worship, theaters, auditoriums, funeral homes, and stadiums.

Transportation, Communication, Utilities - Power Stations, Airports, Public Utility Facilities, communication towers (if located on their own parcel)

Parks and Recreation - Public parks, and private recreation areas held in common ownership, as well as conservations areas legally protected from future land disturbance.

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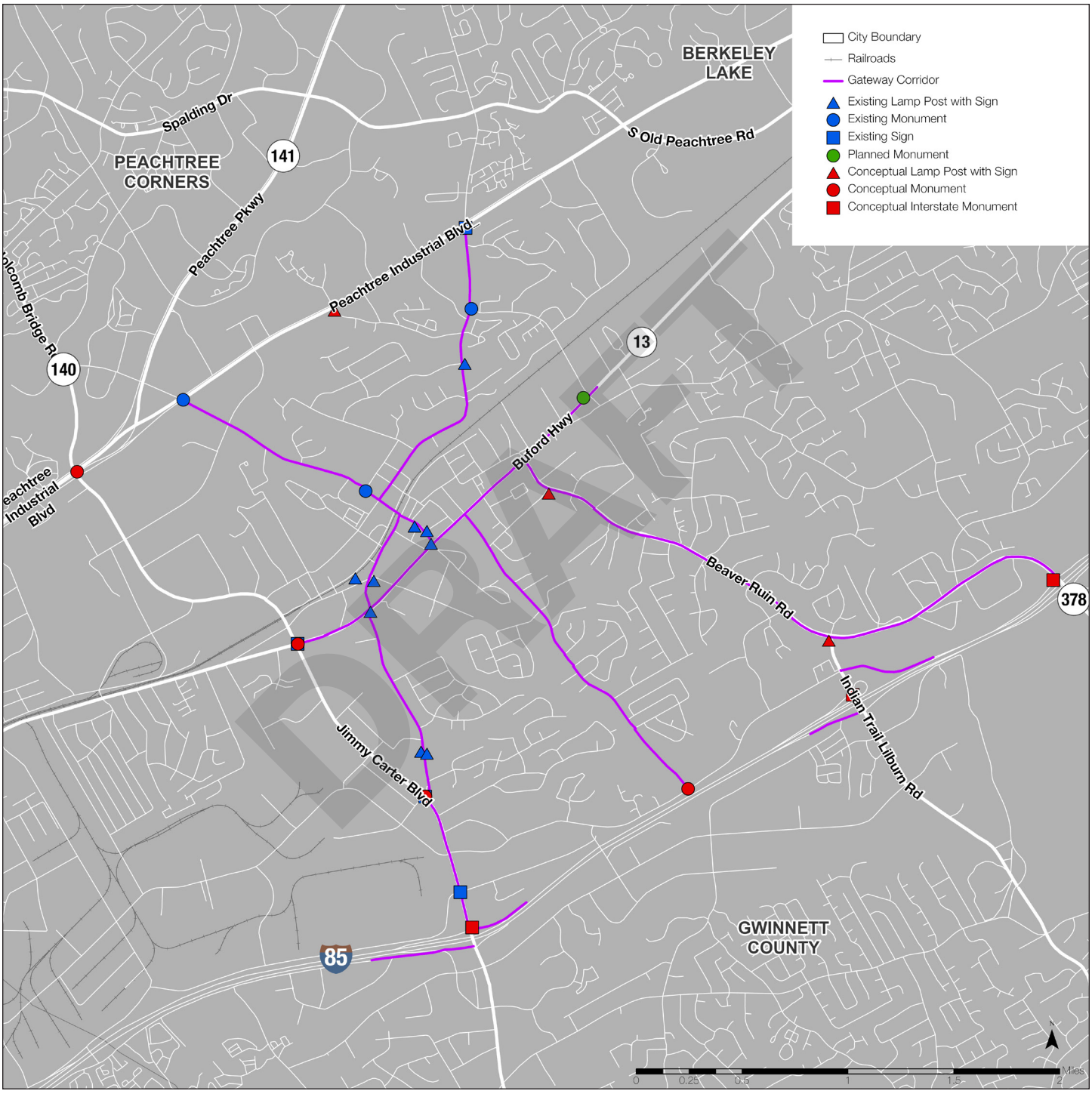
GATEWAYS

The Gateway Corridors and Structures Map identifies the preferred locations of gateway monuments, signs, and corridor streetscape treatments that are designed to enhance the community's sense of place. The gateways should reflect the character of traditional downtown Norcross, or the vision and recognized design elements of the character area they lie within. They do not have to be a monument or sign as is already visible in several locations around the community; they can also be a strong architectural statement, such as the old "Gwinnett Is Great" water tower that used to be a standard landmark feature along I-85, off of Goshen Springs Road near the Jimmy Carter Boulevard and I-85 interchange. In fact, it is recommended that the Interstate gateways shown on the map should be something of that scale to attract the attention those that travel along highway. The Gateway Corridors will be the targets of streetscape improvements, corridor banners and possible design standards to help create a uniformed image as residents and visitors approach the town center.

The Community Work Program identifies projects designed to support this gateway planning effort, and includes policies to support complimentary design and uses for new development proposed adjacent to these locations. These projects include additional monument construction, new signage, streetscape efforts, and potential design standards.

Some of the gateway elements are already in place in and around the city and help to create a sense of arrival at a unique destination. These gateways, including the gateway into the city on Holcomb Bridge Road seen in the photo above, set the tone for future improvements.

2.2 Gateway Corridors and Structures Map



LONG RANGE ROAD CLASSIFICATION

Roadway classification provides a mechanism for the City to apply design standards and policies consistent with the functionality of each type of roadway. Roadway classification, also called functional classification, generally distinguishes roadways based on two key factors of access and mobility. Arterial roadways provide greater mobility and tend to allow higher speeds over greater distances. On the other end of the spectrum, local roads provide greater access to adjacent destinations with more driveways and connecting streets, typically accompanied by lower speeds. Private streets are usually associated with residential subdivisions. They are subject to the same regulations and standards as their public counterparts

The City's Long Range Road Classification Map, Figure 2.3, is a modified version of the County's Long Range Road Classification Map. Changes include:

- Re-designation of S. Peachtree Street, N. Peachtree Street, and Lawrenceville Street from minor arterials, as shown in the County's plan, to major collectors. This better reflects the narrow right-of-way of those streets and the community's desire to preserve their historic, neighborhood character.
- Addition of a "bike-friendly route" designation. These includes roads where on-road bike lanes or multi-use trails have been planned on or adjacent to the roadway. As public and private infrastructure improvements are made along these routes, they should include the planned bicycle facilities.

Table 2.2 shows the appropriate right-of-way and roadway features for each of the long range road classifications, in line with the City of Norcross standards.

Table 2.2 Minimum Right-of-Way and Roadway Widths for New Streets and Project Access Improvements

Street Category	Minimum Right-Of-Way	Minimum Roadway
Principal Arterial	120' to 150'	6 through lanes with median
Major Arterial	100' to 120'	67'
		4 to 6 through lanes with median
Minor Arterial	80' to 100'	52' to 66'
		4 through lanes with median
Major Collector	80'	52'
Minor Collector	60' to 80'	28'
Local Street Non-residential	60' 3	32'
Non-residential Cul-De-Sac	60' radius	50' radius
Local Street Residential - Urban	50'	27'
Residential - Urban Cul-de-sac	50' radius	40' radius
Private Street Residential - Urban	50'	27'
Residential - Urban Cul-de-sac	50' radius	40' radius

Source: Table 900.1 City of Norcross UDO

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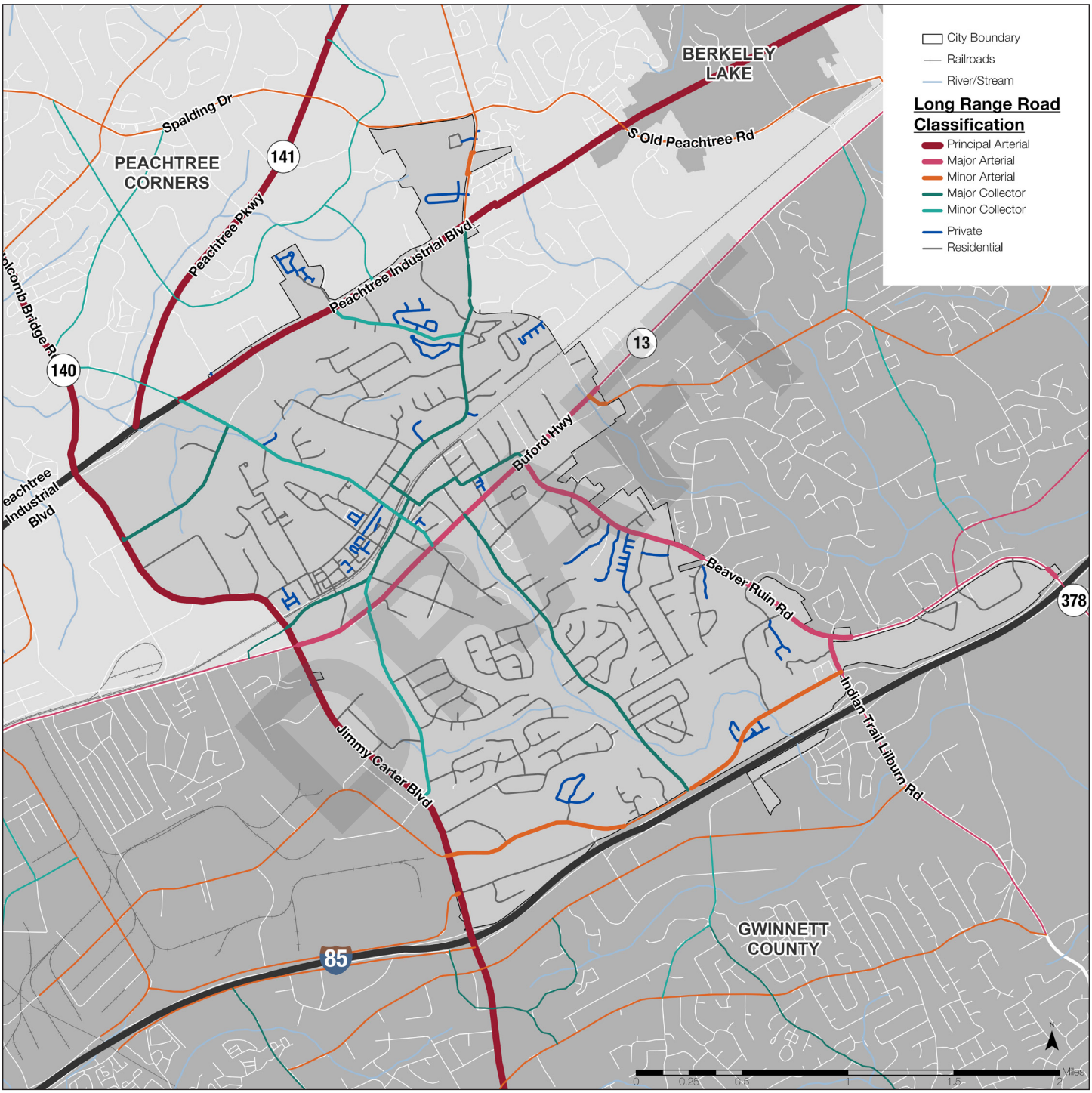
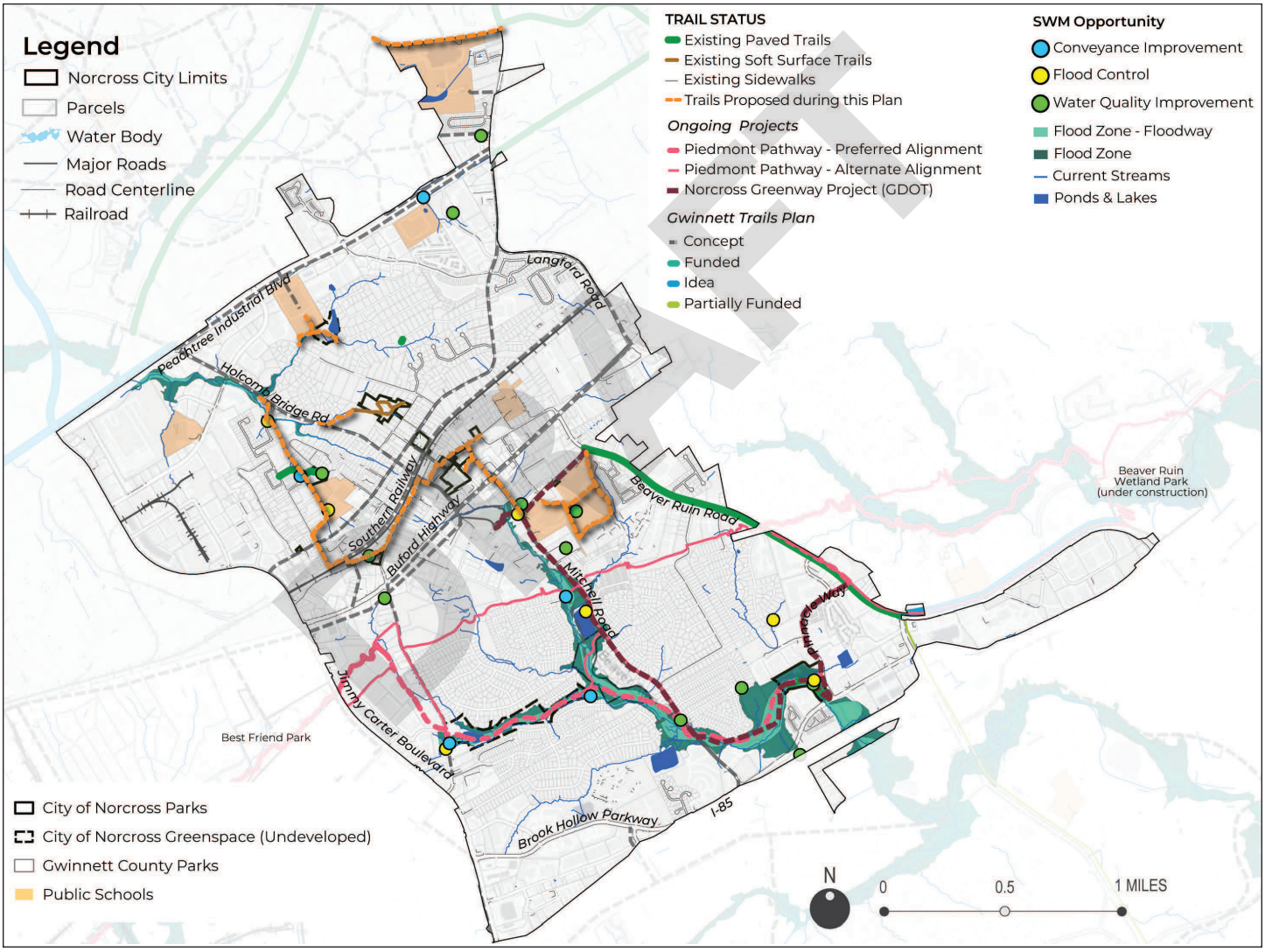
2.3 Long Range Road Classification Map



EXISTING AND FUTURE TRAILS

Figure 2.4 shows the Existing and Future Trails Map for the City of Norcross. This map is adapted from the City's Parks, Green spaces, and Trails Master Plan that was adopted in 2024.

2.4 Existing and Future Trails Map



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3

NEEDS & OPPORTUNITIES

3

NEEDS & OPPORTUNITIES

POPULATION

Communities are defined by the individuals, families, and households that reside within their boundaries. Their background, family structure, daily activities, and aspirations for the future shape the services, infrastructure, and facilities that a community is required to provide and the housing, jobs, and retail it can attract. *People matter.*

Overall population trends and anticipated growth are important elements of defining a city and where it is going in the future. Population characteristics will play a key role in the decisions that the city and other public/private partners make about Norcross in years ahead.

The U.S. Census Bureau's American Community Survey (ACS) estimated that in 2020, Norcross had a population of about 16,876 residents. This represents a 0.002 percent increase since 2017, when the last update to the Comprehensive Plan was completed. Tracking Norcross' growth over time can be complicated however; in 2012, the City annexed a large tract of land and its population jumped by 71 percent as a result.

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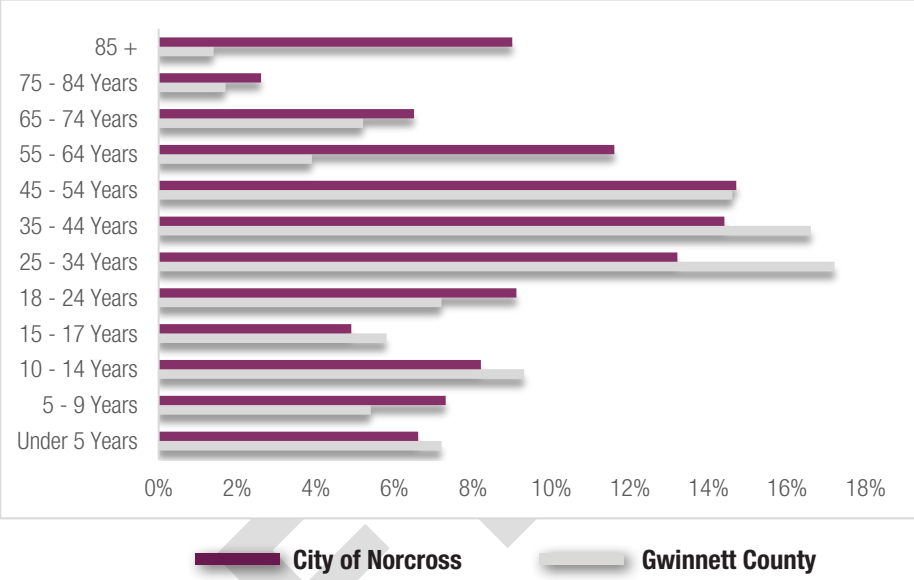
Norcross is Young

Norcross is a young city. About 35 percent of the population is under 25 years old, compared to 36 percent county-wide and 33 percent state-wide. The city also has a large population of working age adults (age 25-44), which make up 34 percent of the population. These high percentages in younger age groups are reversely reflective of the older population, which is significantly lower in Norcross. As most communities across Atlanta and the nation are preparing for increasingly large aging populations, this is not as critical of an issue for Norcross , but one that still must be addressed. The overall population is still growing older, and the city has seen a rise in the number of proposed developments for senior housing in recent years.

Figure 3.1 Percent Population Age Distribution



Source: City of Norcross Age Distribution (Percentage) 2020 American Community Survey (5-year Estimates)

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Figure 3.2 City of Norcross

Norcross is Diverse

One of the most defining aspects about Norcross's population—and the city itself—is its racial and ethnic diversity. According to the 2020 ACS, 35.1 percent of residents are White/Caucasian, 24.3 percent are Black/African-American, 11.9 percent are Asian, 1.0 percent are American Indian/Alaska Native, 22.0 percent consider themselves some other race, and 5.7 percent identify with two or more races. The Census considers Hispanic/Latino to be an ethnicity rather than a race; almost half (40.8 percent) of Norcross' population identifies as Hispanic/Latino, regardless of race. This is a decrease of nearly 7 percent since 2016. The White/Caucasian population also saw a decrease since 2016, whereas the Black/African-American, Asian and American Indian/Alaska Native population percentages increased in the same period.

The City's diversity is seen not only in its mix of races, but in its population's international scope: an estimated 33.7 percent of Norcross residents were born outside of the U.S., with the majority coming from Latin American countries. This cultural richness and diversity is actively encouraged by the City, which is one of only eight "Welcoming Cities" in the state of Georgia.

Norcross into the Future

Based on Gwinnett County figures estimated by the Atlanta Regional Commission (ARC), Updated projections from ARC predict that Gwinnett County will become one of the largest counties by population in 2050, with a total population of over 1.4 million. Currently Norcross' population represents 1.87 percent of the County's population; if this proportion holds constant, the City could expect to see about 7,646 more residents by 2050—a growth of about 41 percent, for a total population of about 26,180 residents. This assumes that there are no further annexations however. It also does not consider the small amount of available land for new residential development. New residential growth in Norcross will depend on redevelopment and infill.

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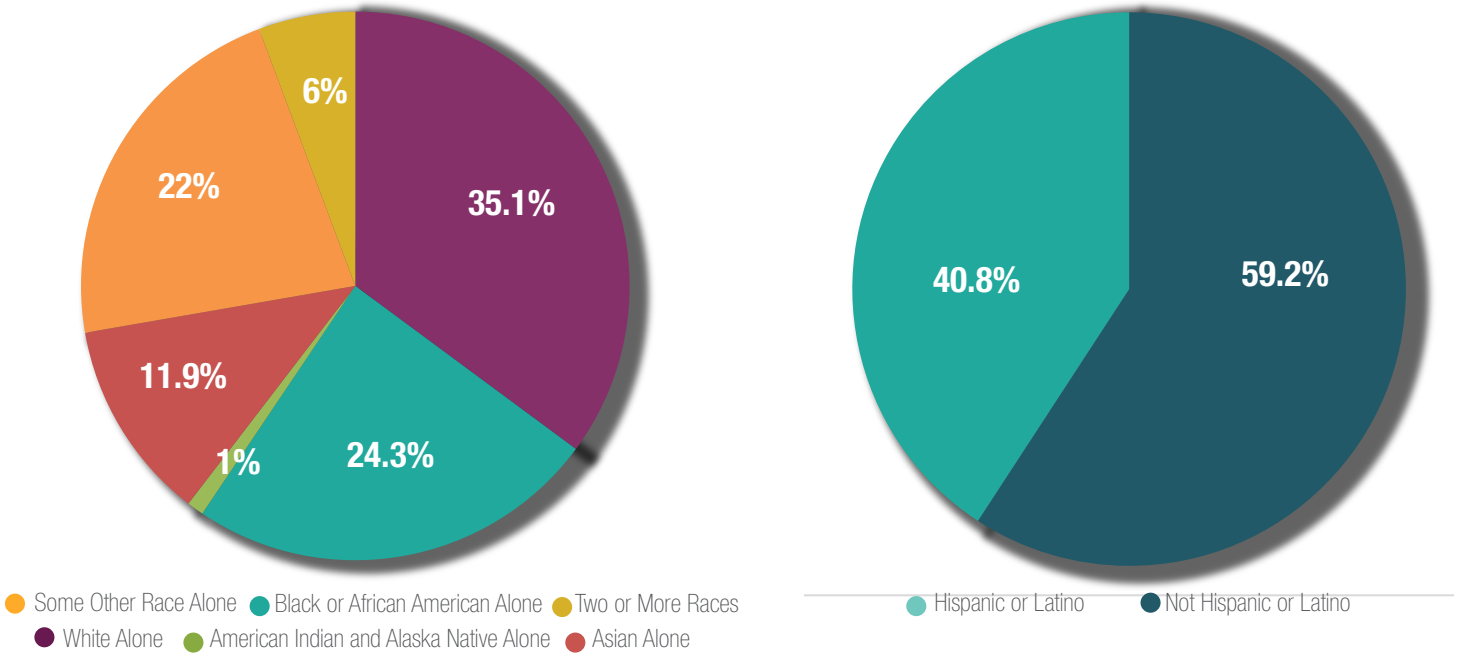
Figure 3.3 Racial & Ethnic Diversity



Source: City of Norcross Race; City of Norcross Hispanic or Latino by Race 2020 American Community Survey (5-year Estimates)

Existing Conditions

LAND USE

The land use component is the heart of any comprehensive plan. It provides a snapshot of the City's current development pattern and the vision of how the City of Norcross intends to develop, redevelop, and stabilize over the next twenty years. The various land uses in the City: residential, commercial, institutional, parks, etc. are the basic building blocks of the community. The relationships of these land uses and the connections among them are what drive the other topic areas addressed by the Comprehensive Plan.

Existing Land Use

The City of Norcross currently encompasses 3,867 acres, which is just over 6 square miles in size. Table 3.1 provides a breakdown land uses in the city for its current boundaries.

About 14.5 percent of the city is dedicated to low-density residential land uses, with another 8.5 percent in either medium-density or high-density residential uses. This is a comparatively small percentage overall of residential uses compared to most jurisdictions in Gwinnett County. Part of the reason for this is the large amount of land devoted to business: 17.35 percent of Norcross is used for Light Industrial, 7.09 percent is Commercial/Retail, and an additional 5.48 percent is Office/Professional. As mentioned previously very little land is currenly left undeveloped, only 8.74% or 338 acres.

Figure 3.4 Existing Land Use Map

Land Use	Acres	Percent of Total
Low-Density Residential	560.6	14.49%
Medium-Density Residential	316.1	8.17%
High Density Residential	6.14	0.16%
Multifamily	294.4	7.61%
Planned Residential Community	108.5	2.8%
Estate	15.8	0.41%
Mixed Use	67.8	1.75%
Commercial/Retail	274.02	7.09%
Office/Professional	211.9	5.48%
Light Industrial	671.1	17.35%
Institutional/Public	371.92	9.62%
Parks/Recreation/ Conservation	32.96	0.85%
Transportation/ Communications/ Utilities	58.8	1.51%
Right of Way	529	13.68%
Undeveloped	338.14	8.74%
TOTAL	**3,867**	

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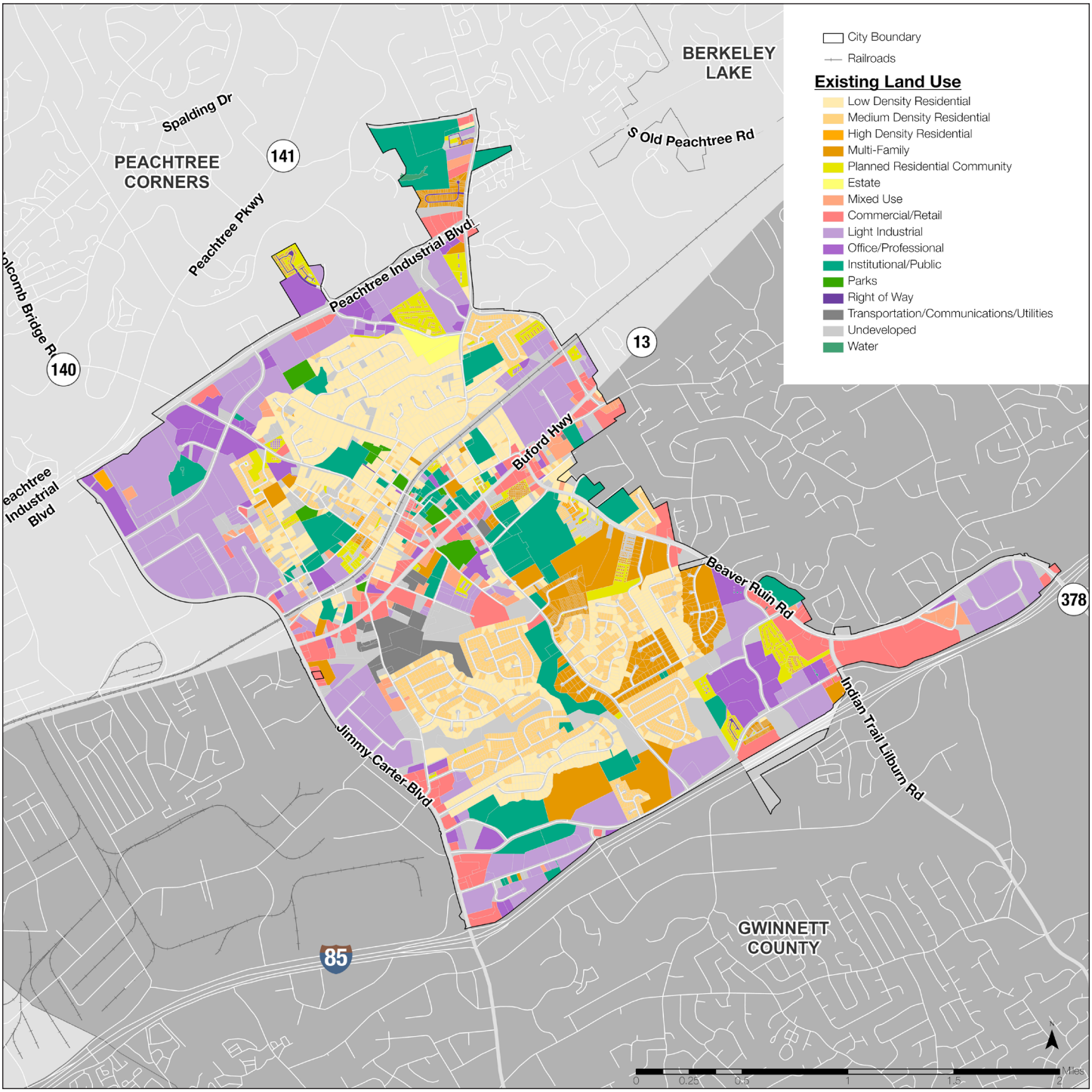
Figure 3.5. Existing Land Use Map



Land Use Changes and Future Projects

Since the last update, scattered development has occurred across the City. Because there was not much undeveloped land to begin with, most of these projects are small infill developments or redevelopments. Notable land use changes include:

- Construction of a new library adjacent to Lilian Webb Park on Buford Highway.
- Truck & Tap Microbrewery is in the site planning stage on College Avenue.
- Crowne Plaza Hotel - The 235-room hotel underwent a $20 million renovation and reopened in 2021.
- Several new residential developments have been constructed including two large developments close to Downtown Norcross: Broadstone Junction, a 354-unit development, and The Brunswick, a 193-unit development. Other new housing developments are detailed on page 62.

Several proposed developments will bring more improvements and amenities to the City of Norcross, including:

- South End - Located on South Peachtree Street, this development will consist of a mixed use restaurant, retail and entertainment district and is currently under construction.
- Prose Norcross- A 280-unit apartment complex currently under construction.
- Sage Communities - Senior living apartment complex at the corner of Buford Highway and Giles Street, providing 70 units.

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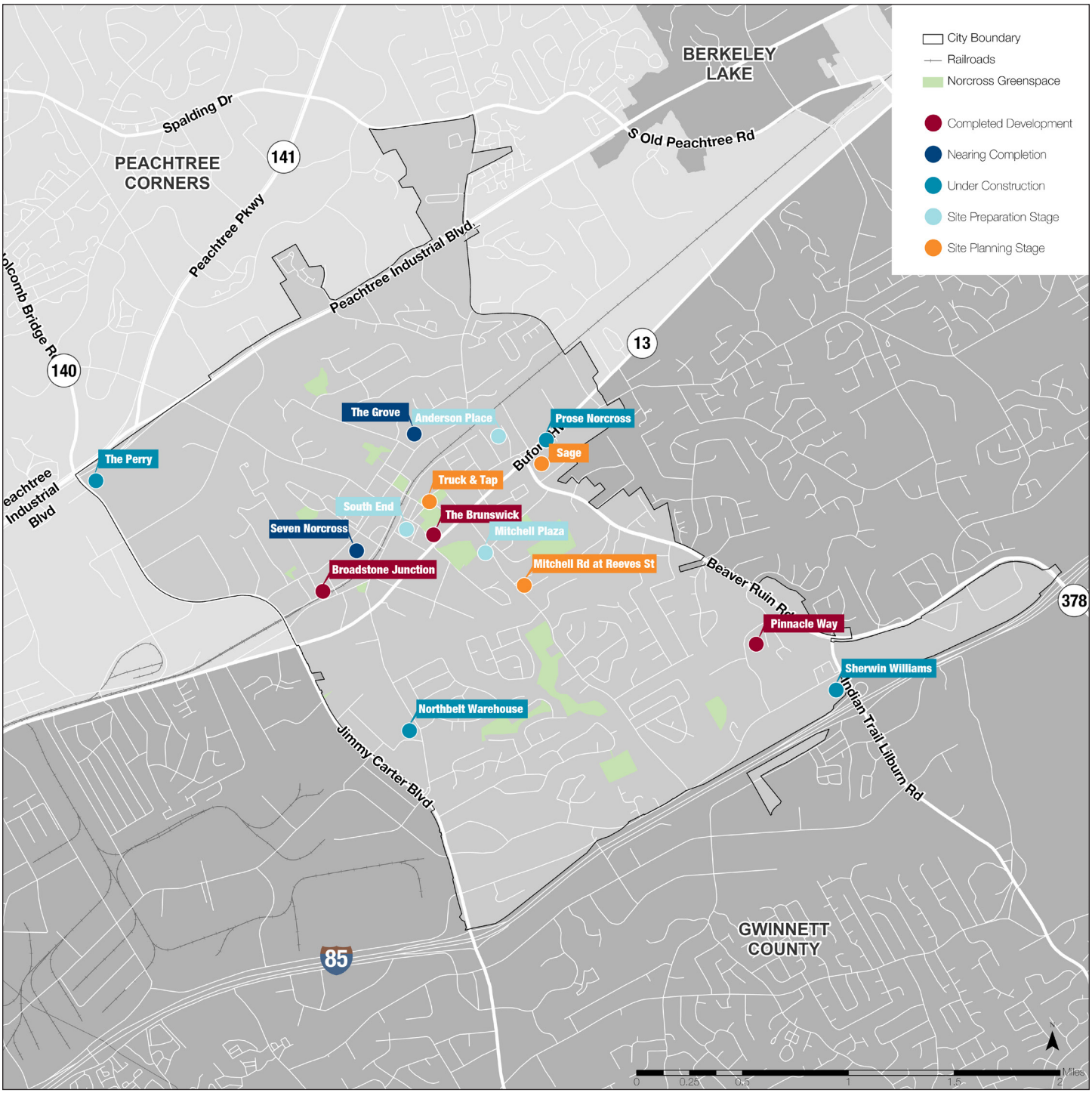
Figure 3.6 Areas of Change Map



Existing Conditions

TRANSPORTATION

Like most cities in the region, Norcross's transportation infrastructure is dominated by roadways. And although there is increasing access to alternative modes such as transit and biking, dependence on cars appears to be rising. According to the 2020 American Community Survey (ACS), about 70.3 percent of Norcross residents commute alone by car, truck, or van; this is a decrease from 2016's figure of 73.5 percent, but an increase from 2010, when this percentage was 69.7 percent. However, the percentage of residents who commuted via carpool did decrease, from 17.6 percent in 2016 to an estimated 16.5 percent in 2020. The mean travel time to work for Norcross residents was 31.3 minutes in 2020, up from 28.9 in 2016.

Roadways

The City of Norcross has direct access to I-85 and is a few minutes from the I-285 perimeter. It has an extensive network of roadways that serve as the backbone of its transportation system. Its roadway network is comprised of primary arterials, major collectors, and local streets. Some of the major or more prominent roadways are also state routes such as Buford Highway (SR 13), Beaver Ruin Road (SR 278), Jimmy Carter Boulevard (SR 140), and Holcomb Bridge Road, while some of the local routes are Norcross-Tucker Road, Langford Road, South Peachtree Street, and Jones Street. Overall, the city's existing roadway network appears to be dominated by mostly two-lane undivided facilities with a limited number of four-lane facilities.

The major roadway facilities such as Buford Highway, Peachtree Industrial Boulevard, and Holcomb Bridge Road provide the city of Norcross accessibility in and out of the city to other municipalities and locations in unincorporated Gwinnett County. Although they provide connections to a regional network of arterial roadways (including Interstate 85) that allow residents of the city to access several of the metro region's employment and activity centers, most of the major roadways have congestion issues with very limited right-of-way for expansion.

In addition, the Norfolk-Southern rail line that bisects the city, offers only limited crossings, all of which are at grade, except Jimmy Carter Boulevard which crosses under a railroad bridge. The Holcomb Bridge Road rail crossing in particular is problematic. It is not uncommon, despite several signed warnings for trucks to get stuck on the rail line due to the steep approach grade to the line. Projects are currently proposed to improve these crossings.

Since the last comprehensive plan update, a number of roadway improvement projects have been completed such as new turn lanes and raised medians on Buford Highway. Currently there are also plans to improve the intersection of Buford Highway and Jimmy Carter Boulevard.

Truck Routes

Truck routes are the designated roadways of a transportation system that are used to balance the needs of commerce, freight and truckers with the needs of the rest of the community to minimize impacts of trucks on the roadway network and land uses. Most local roadway systems do not necessarily prohibit trucks, but direct them to facilities that are more suitable while limiting negative community impacts. In Georgia, most state routes are designated as truck routes. The city of Norcross has truck routes on the following local roads and state routes: Langford Road, Peachtree Industrial Boulevard, Beaver Ruin Road, Jimmy Carter Boulevard, Norcross-Tucker Road, and Interstate 85.

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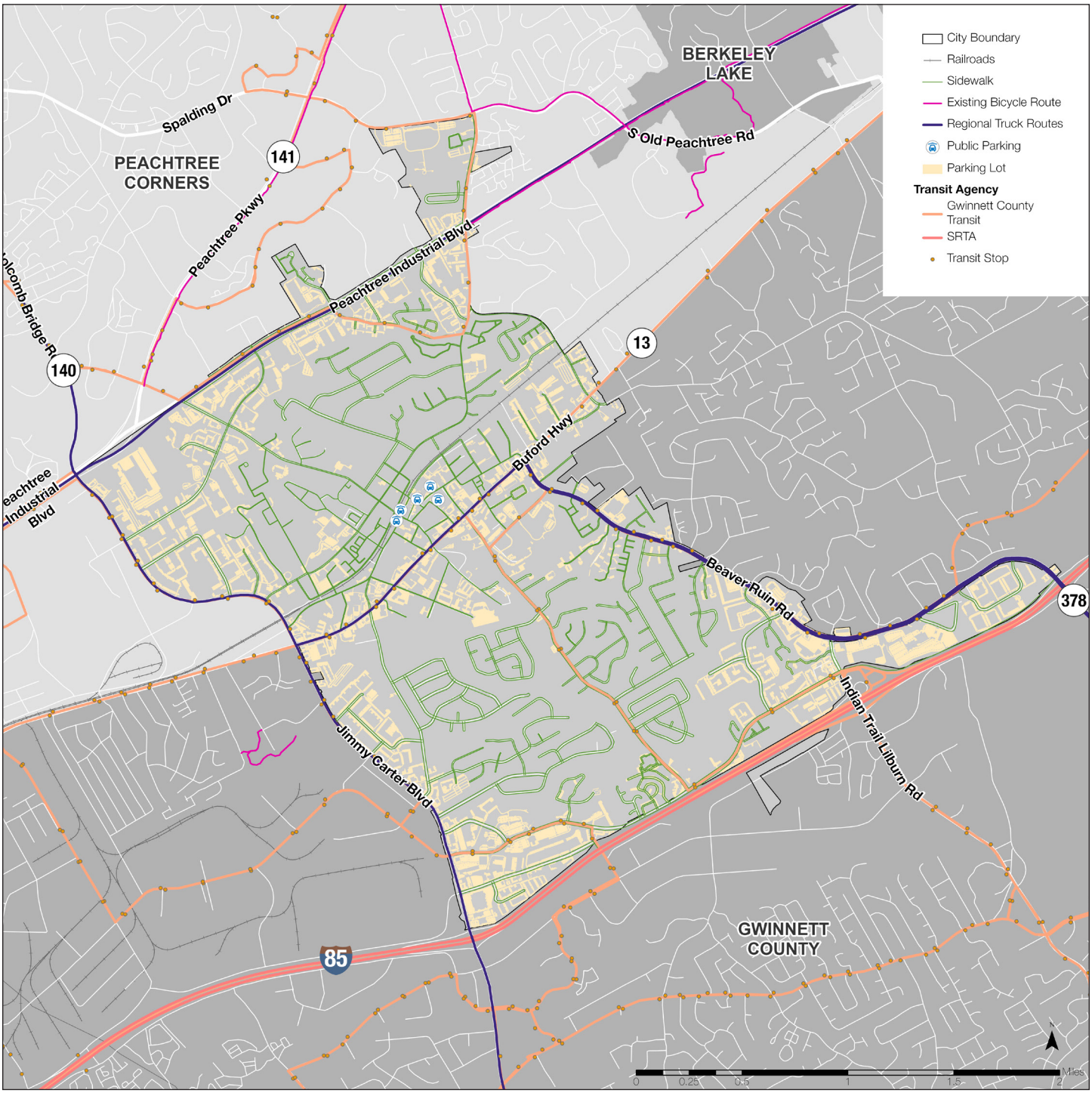
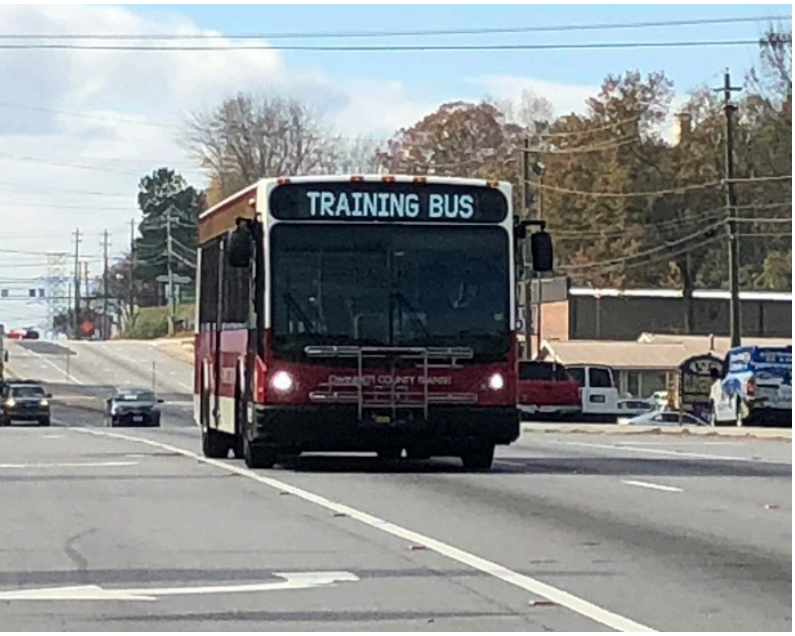
Figure 3.7 Existing Transportation System





Transit

Norcross is served by Gwinnett County Transit. One of the main facilities is the Indian Trail Park and Ride, located at Indian Trail-Lilburn Road and I-85. From here, Express Bus Route 102 takes passengers directly into Atlanta. Express Route 110 also makes a stop at the Indian Trail Park and Ride, providing a second option for direct transit into Downtown Atlanta. Four local bus routes also serve Norcross: Routes 10A, 10B, 20, and 35, all of which provide access to the Doraville MARTA station.

Bicycle & Pedestrian Facilities

Pedestrian and bicycle facilities are important elements to the overall mobility within small cities and towns like Norcross. In terms of bicycling, there are currently no dedicated bicycle facilities in the City of Norcross. This is due to the fact that many of the primary roadways in the city do not have adequate shoulders or spacing as well as the safety concerns regarding high traffic volumes. There are opportunities for some shared bicycle-automobile use on some of the lower volume streets in the city and this has been documented in some of the past studies by both the city and the ARC. Additionally, there are elements such as sharrows that exist in the city to foster bicycle use where it's appropriate.

In terms of pedestrian facilities, they exist mostly in the downtown areas of the city. Norcross recently installed wider sidewalks and streetscape improvements in the downtown area with plans for expansion. Although the existing sidewalks are functional, the network requires some enhancement in order to increase the safety and attractiveness of the downtown area for both visitors and residents. As stated earlier, a major impediment for the downtown sidewalk network is the railroad tracks. The existing tracks are not convenient for pedestrian use due to safety and grade issues. Similar to the need for more bicycle facilities, the city is looking into ways to use pedestrian facilities to connect schools. Studies have shown that locations with adequate sidewalk networks can allow for more pedestrians to walk to schools.

The city has taken note of this issue and has several sidewalk (in conjunction with bicycle lanes) improvements planned. One of the most notable projects is the Summerour Safe Routes to School facilities, completed in 2020.

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Planned Projects & Opportunities

Destination2050: Gwinnett County CTP

Destination2050 is Gwinnett County's Comprehensive Transportation Plan. The plan looks at all modes of transportation for the whole county, and laid the foundation for more detailed recommendations to follow in the transit and trails plans (see below). In terms of roadway improvements, the CTP identified the following major projects:

- Peachtree Industrial Blvd Smart Corridor Improvement
- Brook Hollow Pkwy Safety Improvements
- Indian Trail Lilburn Rd Saftey Improvements

It also identified improvement projects at the following intersections:

- Holcomb Bridge Rd at Atlantic Blvd
- SR 140/Jimmy Carter Blvd at Corley Rd
- Jimmy Carter Blvd at N Norcross Tucker Rd
- Jimmy Carter Blvd at Brook Hollow Pkwy
- Jimmy Carter Blvd at Goshen Springs Rd
- Brook Hollow Pkwy at Center Way
- Buford Hwy at Holcomb Bridge Rd

Bicycle and pedestrian projects in the CTP included the construction of sidewalks on Jimmy Carter Blvd from Best Friend Rd to N Norcross Tucker Rd.

Transit Develoment Plan

As one of Gwinnett County's densest cities, Norcross has some of the highest propensities to support transit in the county. This is reflected in the *Transit Development Plan* (2023) the County's transit plan. Recommendations in the plan that are related to service in Norcross include:

- **Two Transit Transfer Facilities**. Transit transfer facilities (TTF) are the primary points of confluence between routes and modes. The Transit Development Plan proposes two facilities within the City of Norcross, the Norcross TTF and Indian Trail TTF.
- **County Ride Services.** Proposed services through Norcross with connections at the Norcross and OFS TTFs.
- **Quick Ride Service.** Proposed services through Norcross with connections at the Norcross and OFS TTFs.
- **Rapid Ride Service.** Connection throught the OFS TTF station.
- **Airport Connector.** Connection at Indian Trail TTF.

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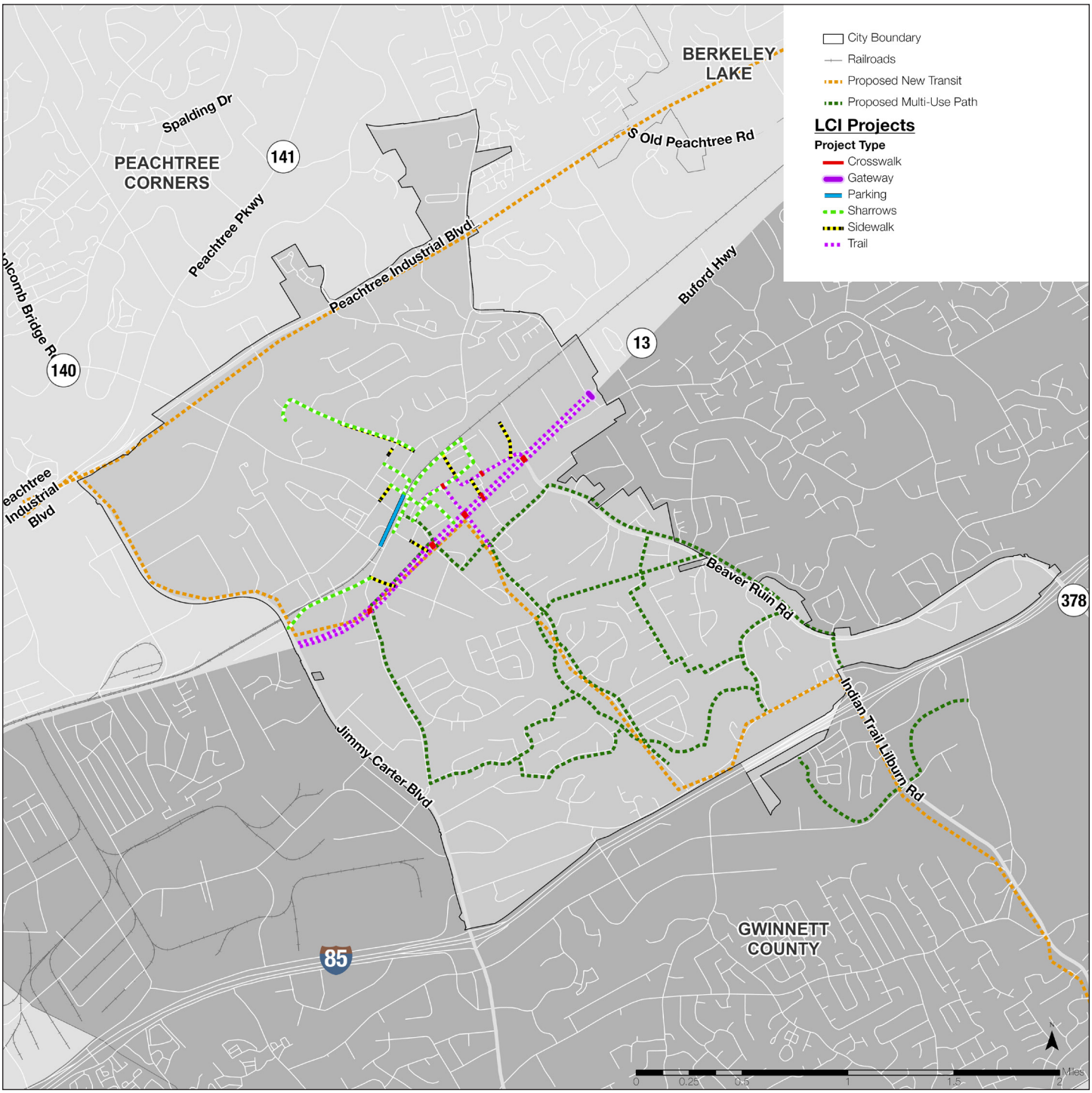
Figure 3.8 Future Transportation Projects



Gwinnett Trails – Countywide Trails Master Plan

The County recently undertook a massive trail planning effort, pulling together projects and recommendations from a series of existing plans, then reevaluated them for overall connectivity and funding realities. The result is a core network of "priority trails," with aspirational trails noted if funding is available. In the process, the plan also identifies nine "signature trails," three of which include part of Norcross:

- **Norcross to Lilburn Trail:** skirting the City's northern boundary, this trail would be part of the Beaver Ruin Road corridor. The segment within Norcross is almost fully funded and underway.
- **Piedmont Pathway:** an east-west path that crosses the county from Norcross east to Dacula. In Norcross, this trail is shown near the utility corridor roughly 0.5 miles south of Buford Highway.
- **Western Gwinnett Bikeway:** a 10.5-mile bikeway that travels from Peachtree Corners/ Norcross up to Suwannee. In Norcross, the bikeway is part of the Peachtree Industrial Boulevard corridor.

LCI and Local Plans

Another significant source of future transportation projects is LCI plans and plans completed by the City. The LCI plans in Norcross are the Norcross Town Center, Norcross Activity Center, and the Jimmy Carter Boulevard Corridor. Recent local plans include the Buford Highway Master Plan, and the Urban Redevelopment Plan.

While the Town Center LCI update is underway, the Norcross Activity Center plan has not been updated since the previous Comprehensive Plan, but there have been supplemental studies as follow-ups, such as the **Beaver Ruin Creek Greenway** concept—a major project on the horizon for the city. Many of the transportation projects previously identified have been implemented, but some remain such as traffic calming projects for both Peachtree Street and Holcomb Bridge Road.

The Jimmy Carter Boulevard LCI was completed in 2018. Its major recommendation for the area is to start rebranding Jimmy Carter Boulevard as an "international street," celebrating the diversity of the area. Although many of the study's specific recommendations focused on areas beyond the City of Norcross boundary, multiple projects are proposed that affect the city. This includes pedestrian safety improvements at Western Hills Drive and North Norcross-Tucker Road; crosswalks at multiple intersections along Jimmy Carter Boulevard; a multi-use path along Jimmy Carter Boulevard; and a sidewalk on Goshen Springs Road. The plan also introduced a split diamond concept alternative for the Jimmy Carter Boulevard/I-85 Interchange.

Additional Opportunities

Another aspect of transit for the city is the potential for passenger and/or commuter rail transit. The city already has a rail presence in the downtown area with a Norfolk Southern freight line that traverses the middle of the CBD. Downtown Norcross also has a right-of-way for Amtrak that runs parallel to Buford Highway and the interstate. This line has the opportunity to connect the city with the entire metropolitan region and beyond via commuter rail service. In addition to those lines in the downtown areas of Norcross, there has been talk in the past of a using another rail line in the county to connect Athens to the metro region via the 'Brain Train.' The city of Norcross may want to consider this for potential connections as well in the future.

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Existing Conditions

HOUSING

Housing is one of the most basic building blocks of neighborhoods. The type, value, age, condition, availability and tenure of housing units set the character of neighborhoods and in turn greatly influence the City's ability to attract and maintain residents and businesses. Because housing plays such a vital role in the life of the community, assessing how the city's housing profile has changed over time and identifying the key issues that affect the local housing market are integral tasks in updating the City's vision for the future.

Housing resources are closely tied to existing land use conditions and policies and should be closely considered with demographic trends. To provide for a high quality of life, jobs/housing balance is also an important consideration that juxtaposes location of jobs and where people live. Housing should complement the types of jobs in a community, creating an opportunity for area workers to live in the same location – reducing congestion on regional roads and minimizing travel time to work, thereby freeing up time for other activities and improving quality of life.

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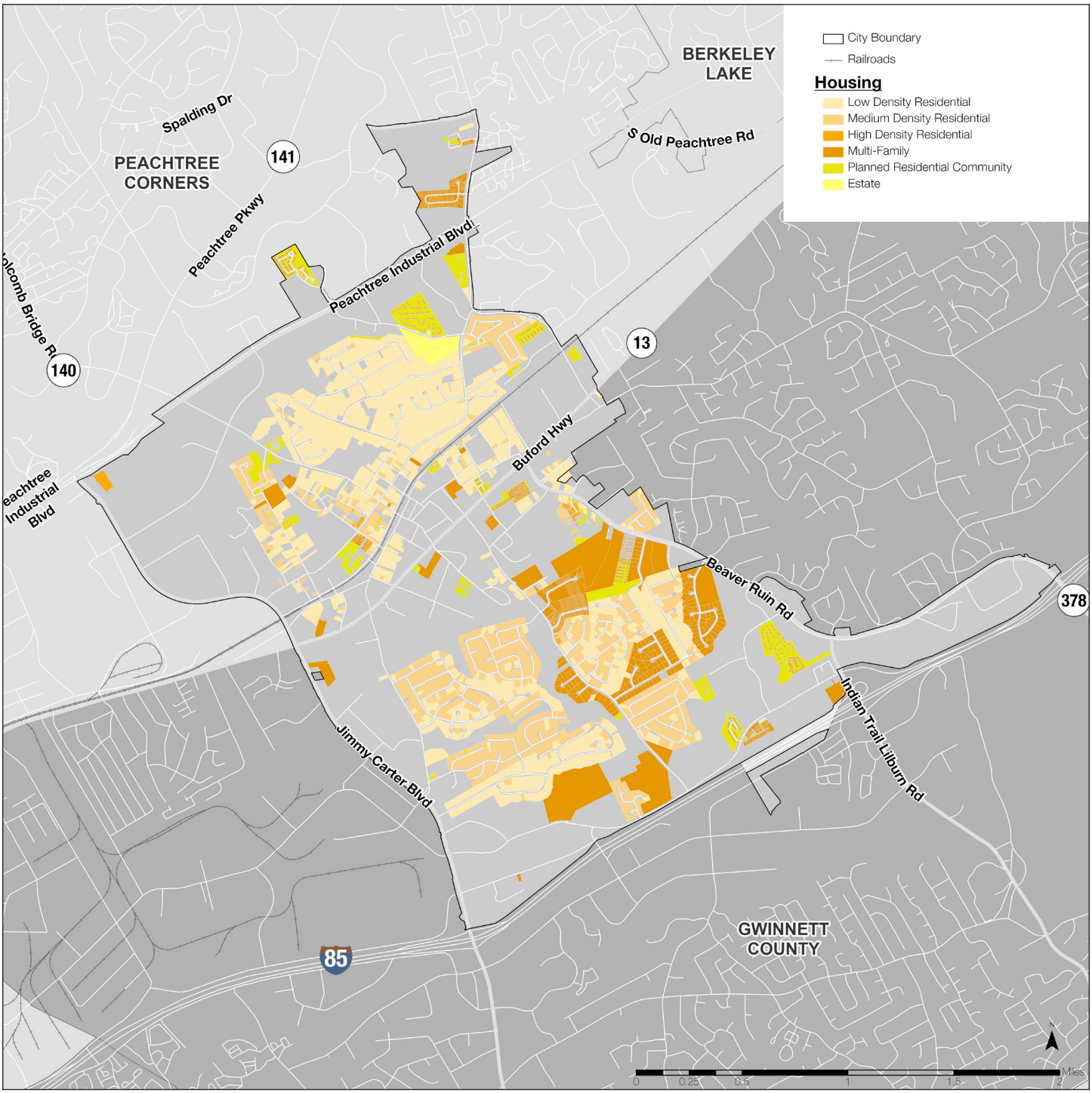
Figure 3.9 Housing Map



Housing Profile

As of the 2020 ACS, there were approximately 5,856 housing units in Norcross. This is an increase from 2016, when there were 5,476 units. Occupancy rates are healthy, and similar to Gwinnett County as a whole. In 2020, 96.2 percent of all units were occupied (compared to 95.8 percent county-wide). The homeowner vacancy rate is particularly low at 0.3 percent, compared to 1 percent across the County.

About half (50.7 percent) of all Norcross housing units are single unit, detached residences. This is considerably lower than the Gwinnett County percentage of 72.3 percent. Norcross also has comparatively high percentages of single unit attached residences (16.6 percent) such as townhomes, and units in 5- to 9-unit structures. Between 2016 and 2020, the most marked increases were in 10- to 19-unit structures, and those with 20 or more units. This suggests a trend towards increased housing density.

In terms of housing tenure, Norcross residents tend to be fairly new: 68.3 percent moved to their current home in Norcross in 2010 or later, compared to 58 percent across Gwinnett County. A particularly large proportion moved to the city in the later years of the Great Recession, 2010-2014.

Housing values are distributed throughout the city in a fairly similar pattern to that as the rest of the County, but at slightly lower values overall. In 2020, the mean housing value was $230,300 in Norcross, compared to $235,700 across Gwinnett County indicating that Norcross continues to be a place of choice in Gwinnett.

The age of housing in Norcross is different than the County as a whole. Almost one-third (30.5 percent) of homes in the city were built between 1980 and 1989, compared to 23.2 percent county-wide. Norcross also did not experience as much of a housing boom between 1990 and 2010 as many places in the region: 41.5 percent of its homes were built in this 20-year span, versus 54.4 percent countywide.

New Housing Since 2018

Since the last comprehensive plan update, there has been a large number of multi-family and attached single family homes constructed in Norcross.

- **Broadstone Junction** – This development includes a total of 354 units, including 200 modern flat-style apartments, 90 industrial-style loft units, and 64 townhomes.
- **The Brunswick** – A new development with 193 apartment units, including 9 live-work units.
- **Pinnacle** – A 24-unit townhomes development.
- **The Grove** – A 14-unit single family home community is in progress on North Peachtree.
- **Seven Norcross** – An in-progress development of over 100 units including single family detached and townhomes.
- **The Perry Residences** – 160-unit apartment development at the corner of Peachtree Industrial Blvd and Jimmy Carter Blvd.

Affordability

Although Norcross has a lower cost of living than Gwinnett County and the region as a whole, there are still housing affordability challenges. A household is considered rent burdened if it is paying more than 30 percent of its income on rent. According to this definition, over half (56.7 percent) of renters are rent burdened, compared to 53 percent county wide. So although homes in general are more affordable in Norcross, the lower incomes of its residents translate into a higher rent burden.

Another way to measure housing affordability is the ratio of the median home value to household income. Citywide in 2020, this number was 2.8—higher than the county (2.5).

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Norcross is currently participating in the Georgia Initiative for Community Housing. The City's committee is working to address the following housing challenges:

- Increasing affordable home ownership opportunities
- Enhancing the quality of the aging housing inventory
- Increasing affordable rental housing
- Addressing transient housing issues
- Review of the zoning ordinance for housing implications
- Enhancing quality of life, community engagement, and marketability of the city

Future Projects

A number of new housing developments and projects are currently in the pipeline, including:

- **Prose Norcross -** 280 apartment units (workforce housing price points)
- **Sage -** 70 apartments units, senior affordable housing (apartments)
- **Mitchell Road at Reeves Street -** 180 affordable apartments units (Norcross Housing Authority)

While affordability is a concern in the City of Norcross, two of the upcoming apartment developments show the city's commitment to increase affordability as new housing is introduced.

Homelessness in Norcross

In August 2022, Gwinnett County commissioned a Comprehensive Housing Study to determine future housing needs and a range of solutions to meet those needs. Included in the report is the 2019 'Point in Time' counts for the County. According to the U.S. Department of Housing and Urban Development (HUD), the Point in Time (PIT) count represents the number of sheltered and unsheltered people experiencing homelessness on a single night in January. At the time of the report, the most recent counts were from the 2019 PIT and showed 930 unsheltered and sheltered homeless people in the County. While this data is not broken down by municipalities within Gwinnett, homelessness is an issue that impacts Norcross. It is important that the City understand this data and identify any partnerships that may be possible with Gwinnett County and/or local nonprofit groups to combat this issue.

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Existing Conditions

ECONOMIC DEVELOPMENT

A community's economic base, economic development resources and economic development practices have an important impact on economic growth and should be reviewed on a regular basis. Local opportunities to expand or attract businesses and grow jobs for the labor force are often a function of local and regional resources and policies, such as labor supply, land use policy and infrastructure. As such, a community's economic development goals and targets should be considered in strategic decisions related to land use policies, services and facility offerings, and infrastructure.

The Atlanta Region functions as one economic system, consisting of multiple cities and jurisdictions where people traverse political boundaries for economic reasons, of which Norcross is a small component. For example, businesses may locate in Norcross, yet can benefit from the labor pool of the entire region. Local economic development in Norcross should focus on ensuring that the city is leveraging its assets, providing a business friendly environment, and furthering local policies that make the city an attractive location to start, maintain, or grow a business.

The city is economically healthy, with strong growth rates and low vacancy rates. Norcross is also the headquarters of several large companies, including Waffle House and Hyundai. But the city is not resting on its laurels--Norcross is actively adapting to the rapidly changing economic realities that are shaping our region. Primarily, market proximity is no longer the dominant driver of business location choice—it's the locale's ability to attract the best and brightest talent. To this end, the City completed the Norcross Target Industry Study in 2017 that evaluated the current market and identified target industries for the City to pursue.

A Target Industries Analysis will be completed in Spring 2024. This effort will identify what industries the city should prioritize in business attraction and retention and how to do so.

Profile
Business in Norcross

Business by Industry

The most recent data available for businesses in Norcross is the 2020 Census. In 2020, the industries with the largest number of employees includes Administration & Support, Waste Management and Remediation, Wholesale Trade, Retail Trade, Professional, Scientific, and Technical Services. The Census enumerated 20,928 employees in Norcross places of work. By this measure, Administrative and Support and Waste, and Wholesale Trade are dominant industries, employing 21.3 and 12.7 percent of Norcross workers respectively. Retail Trade was not far behind, employing 10.8 percent of workers in Norcross.

The 2017 Target Industry Study conducted a robust industry analysis of Norcross, and identified concentrated industry clusters of Telecom Services, Electronics, Back Office, Industrial Machinery, Furniture Manufacturing, Software/IT, and Consumer Products.

These analyses and figures only tell part of the story however. According to the city's Sustainability Framework plan, immigrant businesses bring in $897 million in annual sales to the economy, and employ about 9,500 people. Many of these businesses are small, local businesses employing only a handful of people.

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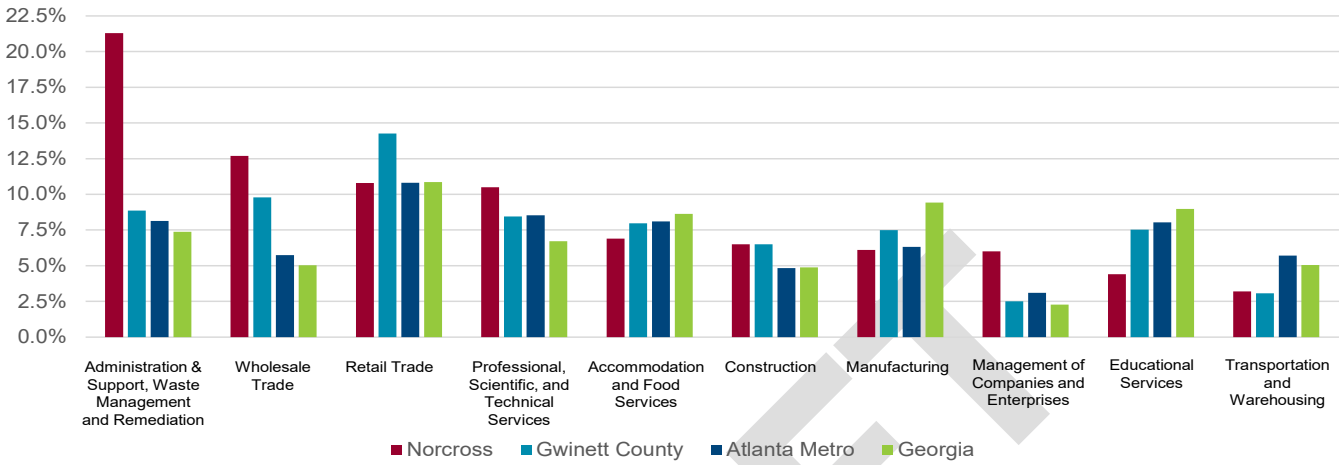
Figure 3.10 Norcross Industry Clusters - 2020

The following bar chart compares the top 10 industry sectors against the percentages of the jobs counts for Gwinnett County, the Atlanta-Sandy Springs-Roswell Metro Area, and the state of Georgia.



Source: OntheMap 2020 Census Data

The City has a number of incentives in place to help attract business. It provides assistance to entrepreneurs/ start-ups; has a job tax credit program; and offers expedited permitting. Norcross has one Opportunity Zone designation, a Freeport Inventory tax exemption in four classifications, and is located in Georgia's Foreign Trade Zone #26.

Norcross has a Federal Opportunity Zone (QOZ). The QOZ is a tax benefit for investors and businesses who invest in underserved areas, allowing them to defer paying federal taxes on capital gains if they reinvest them in a Quality Opportunity Fund for a number of years.

The Freeport Tax Exemption enables companies to be exempt from property taxes on some inventory. While many places have this exemption in three categories (typically goods in process, finished goods, and stored goods), Norcross has a rare exemption available for "stock-in-trade stored in e-commerce fulfillment centers." The city is also located in Georgia's Foreign Trade Zone (FTZ) #26. As part of this zone, there is significant tariff/tax relief to qualified businesses who are trading internationally and using imported components or raw goods.

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Profile
Norcross Residents at Work

As of the 2022 American Community Survey, about 70.6 percent of Norcross's population aged 16 and over were in the labor force. This is slightly higher than the county as a whole, with a participation rate of about 68.4 percent. Unemployment is very low at 2.6 percent, and is lower than the Countywide rate of 2.8 percent.

Despite the low unemployment rate, the median household income in Norcross is relatively low at $72,968. This is particularly low when compared to the median household income for Gwinnett County at $83.901, and the average salary of jobs in Norcross at $61,100. When looking at the inflow/outflow of workers in Norcross, only 1.7 percent of Norcross residents in the labor force also work in the city.

Residents who are employed are fairly evenly distributed among the major categories tracked by the Census. There is a slightly higher percentage of Norcross residents employed in higher wage industries like Management, business, science, and arts occupations (41.9 percent versus 40.8 percent countywide), and a lower percentage in service occupations (14.7 versus 15.3 percent), which tend to have lower pay.

Figure 3.11 Inflow/Outflow

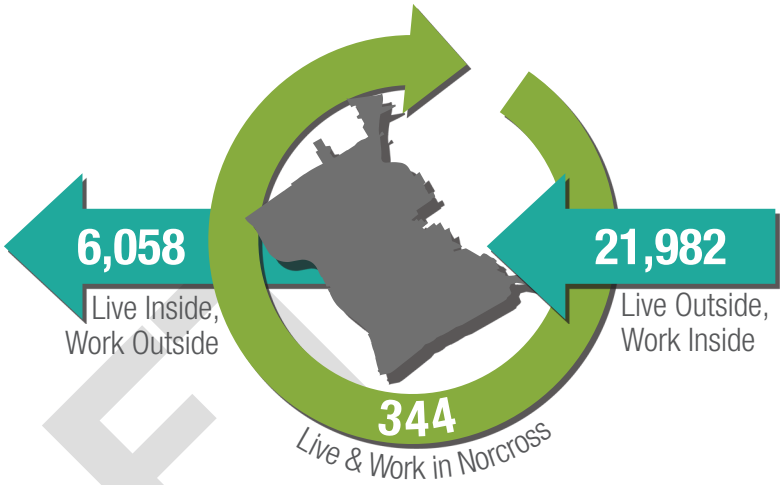

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Table 3.12 Percent of Residents Employed by Industry Type

City of Norcross			Industry Type	Gwinnett County		
2010	2016	2020		2010	2016	2020
29.2	24.7	28.7	Management, business, science, and arts occupations	37.6	37.4	39.3
13.7	20.0	18.2	Service occupations	13.9	16.0	16.1
18.7	20.3	24.2	Sales and office occupations	27.6	26.6	22.8
25.6	21.5	15.1	Natural resources, construction, and maintenance occupations	11.1	10/0	9.5
12.8	13.5	13.9	Production, transportation, and material moving occupations	9.9	10.0	12.2

Target Industry Study Findings

Employment Destination

Norcross is a high-wage employment destination: the average salary of a job in the city is $61,100, compared to $50,600 in Gwinnett County as a whole. Although these comparatively high salaries are great, they are primarily going to non-residents: 98 percent of jobs in Norcross are not held by city residents. This signals a high volume of people commuting in and out of the city every day. Interestingly, Norcross is home to 11 percent of all jobs in the county, but only 1.8 percent of the population.

The City's proximity to major regional transportation corridors like I-285 and I-85 enable and out-of-town work force, and is a draw for attracting more businesses to locate in the city. Because of its location, the Target Industry Study estimates that Norcross has a "labor shed" of about 2.3 million potential workers. If MARTA rail is extended to Norcross, the labor shed will significantly increase.

Innovation

> "...insofar as there remains a balance between economic growth and environmental protection, this historic community will forever welcome those who dream of intellectually and creatively contributing to the growth and development of a community they are proud to call their own."
>
> -Norcross Imagination Proclamation

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Norcross has a long history of innovation and inventiveness. Resident and cotton farmer Homer Summerour gained national recognition for patenting an improved cotton seed variety in 1912.

Norcross was recognized as the #14 “Most Genius Place in America” by TIME magazine. This was based on the number of patents issued over the last 40 years. The Target Industry Study reports that the in 2015, Norcross residents or workers received new patents at a rate of 80 per 10,000 residents.

The city is also in close proximity to a number of business incubators and coworking spaces such as Prototype Prime, the Gwinnett Innovation Center, 22techPark, and Atlanta Tech Park. Norcross’s neighbor to the north, Peachtree Corners, has a growing reputation as a high-tech center for innovation, both in terms of its economy and city operations. By actively partnering with the City of Peachtree Corners, there could be increased opportunity for connectivity and a growing “critical mass” of innovators.

Target Industry Study Recommendations

Through its analysis, the Target Industry Study identified three target industries and select sub-niches to focus on:

- **Technology and innovation:** Biomedical, Electronics and Machinery, Software & IT
- **Professional and business services:** Administrative Support Services, Data Centers, Logistics and Distribution, Freelancers & Entrepreneurs
- **Culture and creative services:** Art and Design, Digital Content, Film & Television

The City is making progress toward becoming more attractive to millennials/young professionals. This group—people aged 25 to 44—are highly sought after for having the latest skills and knowledge, and the most productive work years ahead. It is important that the City continue to attract residents in this age group to work towards a better balance of workers and residents in the City.

An area for potential growth is the film industry. Statewide, the film industry generates about $9.5 billion in economic impacts. Eagle Rock Studios—the largest stage complex under one roof in the US—is located just across the city boundary on Jimmy Carter Boulevard, and part of the area under consideration for annexation. It is recommended that the Norcross elected officials and staff reach out to state legislators to familiarize them with the economic impact of the filming industry in the City and region.

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Existing Conditions

SUSTAINABILITY & QUALITY OF LIFE

Sustainability and quality of life go hand-in-hand. Sustainability can be defined in many ways, but at its core it is achieving long-term environmental, social, and economic health and resilience. In communities where these three components are addressed effectively, there is typically a very high quality of life for residents.

The 2017 Norcross Sustainability Plan identified the following as the community's major quality of life assets:

- An active network of civic and faith-based organizations contributing community support daily
- A historic fabric now being protected for future generations
- A vibrant economy, built on a mix of business sectors and anchored in a thriving downtown
- Increasingly accessible parks and green space amenities and a mature tree canopy, and
- One of the most ethnically diverse populations in the state of Georgia

Following is a snapshot of the major elements that make up quality of life in Norcross: sustainability, public services and civic groups, education, parks/recreation/trails, natural resources, and arts/culture/history.

Sustainability

The City has committed to a sustainable future, and went through three rounds of certification for the Atlanta Regional Commission's Green Communities program. In the process, the City has reached a number of sustainability goals, including:

- All new City-owned buildings more than 5,000 SF and significant renovations must be LEED certified
- Enacted incentives for private building to go green by offering a floor area ratio bonus, and expedited plan reviews for some types of projects that seek LEED, EarthCraft certification, solar energy, WaterSense certification.
- Replaced decorative lighting downtown with LED lights
- Adopted a "no net loss" of trees policy for all City-owned property
- Adopted a green fleet policy for City-owned vehicles

The *Norcross Sustainability Plan* provides a roadmap for future sustainability initiatives, and has been folded into this update of the comprehensive plan.

Public Services & Civic Groups

Public services in Norcross are provided by a mix of agencies. The City has its own police force, which enables faster response times, proactive interventions in higher crime areas, and a closer relationship with citizens. One unique aspect of the police force is the Citizens Police Academy that educates residents on the community and the role of the police. Overall the city is quite safe, and was recently ranked the 48th safest city in Georgia out of over 500 places. Fire and emergency services are provided by the Gwinnett County Fire Department.

Utility services are also strong, with the City providing its own electrical utilities through Norcross Power. Other utility services are provided by the county (such as water and wastewater) or through private enterprises.

One of the most unique characteristics of Norcross is how engaged and civically minded many of its residents are. Groups such as the Progressive Development Council (sometimes called People Drinking Coffee) and Young Norcross actively engage in the city and are strong partners in improving the community.

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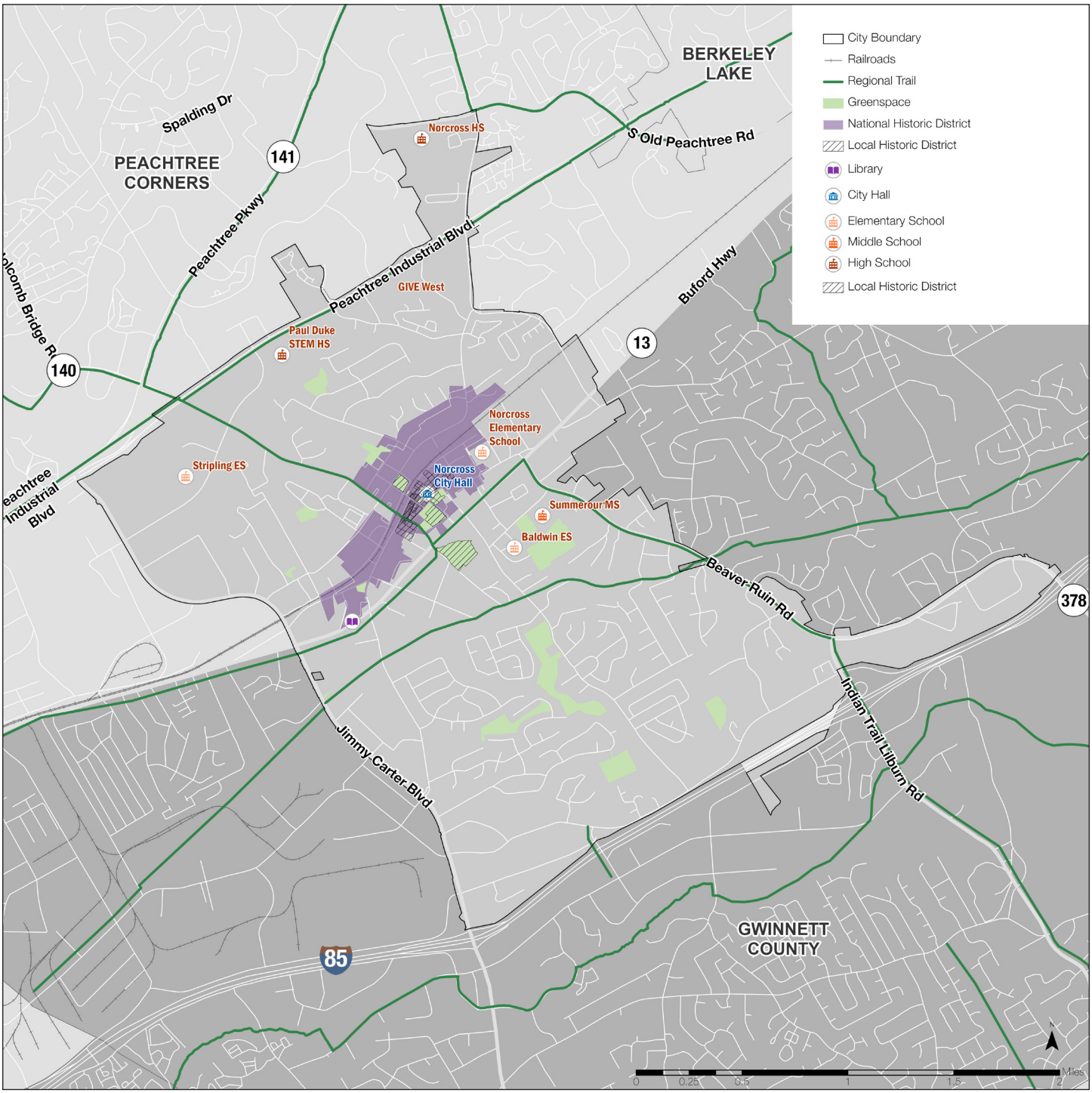
Figure 3.13. Quality of Life Map



Education

Norcross residents are served by the Gwinnett County School Board. Public schools within the City of Norcross boundaries include Susan Stripling Elementary School, Norcross Elementary School, Summerour Middle School, and Norcross High School. Since the last comprehensive plan update, two new schools have been added: the Paul Duke STEM High School and Baldwin Elementary School. Summerour Middle School also moved into a new facility near its previous location.

Built at a cost of $37.7 million, the Paul Duke STEM High School offers programs in a variety of disciplines, including offers applied engineering, communication/art/design, digital and innovative technology. It has a four-day school week at its campus on Peachtree Industrial Boulevard with digital learning days on Fridays, and dual enrollment/ diploma options. The school opened in fall of 2018 with about 650 students, and ultimately has capacity for 1,200 students. Students in the Norcross school cluster can attend either this new school or Norcross High School.

The other new school in Norcross is Baldwin Elementary School. This school was built to relieve overcrowding at elementary schools in this part of Gwinnett County. It was constructed on the site where Summerour Middle School previously stood, and opened in 2016.

Summerour Middle School received a new building in 2015. At 240,000 square feet, the facility has heating and air conditioning based on body sensor technology, a state-of-the-art media center, an innovation lab, a broadcasting studio, and views to Stone Mountain on a clear day.

Recreation, Parks and Trails

Norcross has access to parks and recreation through both City and County facilities. The City maintains ten parks: Lillian Webb Park, Thrasher Park, Summerour Park, Veterans Park, Rossie Brundage Park, Heritage Park, Johnson-Dean Park, Discovery Garden Park, Betty Mauldin Park, and Pinnacle Park. Nearby Gwinnett County parks that are easily accessible to Norcross residents and workers include Best Friend Park on Jimmy Carter Boulevard, Pickneyville Park and Soccer Complex, and Graves Park.

The City has recently invested in planning its parks and recreation system. In 2011, Norcross completed a parks and recreation master plan that is currently being updated (began in 2023). The plan identifies five key priorities:

1. Add parkland in the southeastern part of the city
2. Improve connectivity
3. Add more soccer/informal play fields
4. Add more play facilities
5. Add more picnic/passive recreation opportunities

This plan was subsequently updated in 2016 to include the area that had been annexed. The 2016 update added the following recommendations:

- Implement Pinnacle Park Master Plan
- Develop two new neighborhood parks on the south side
- Build a mini park on the “Margeson parcel” (part of Beaver Ruin Creek Greenway)
- Look into the “Fickling parcel” on the north side as a potential park
- Implement plans for Beaver Ruin Creek Greenway

Since the last comprehensive plan update, the City has accomplished quite a bit in its parks. It has completed Phase I and II of Discovery Garden Park, and has completed Pinnacle Park.

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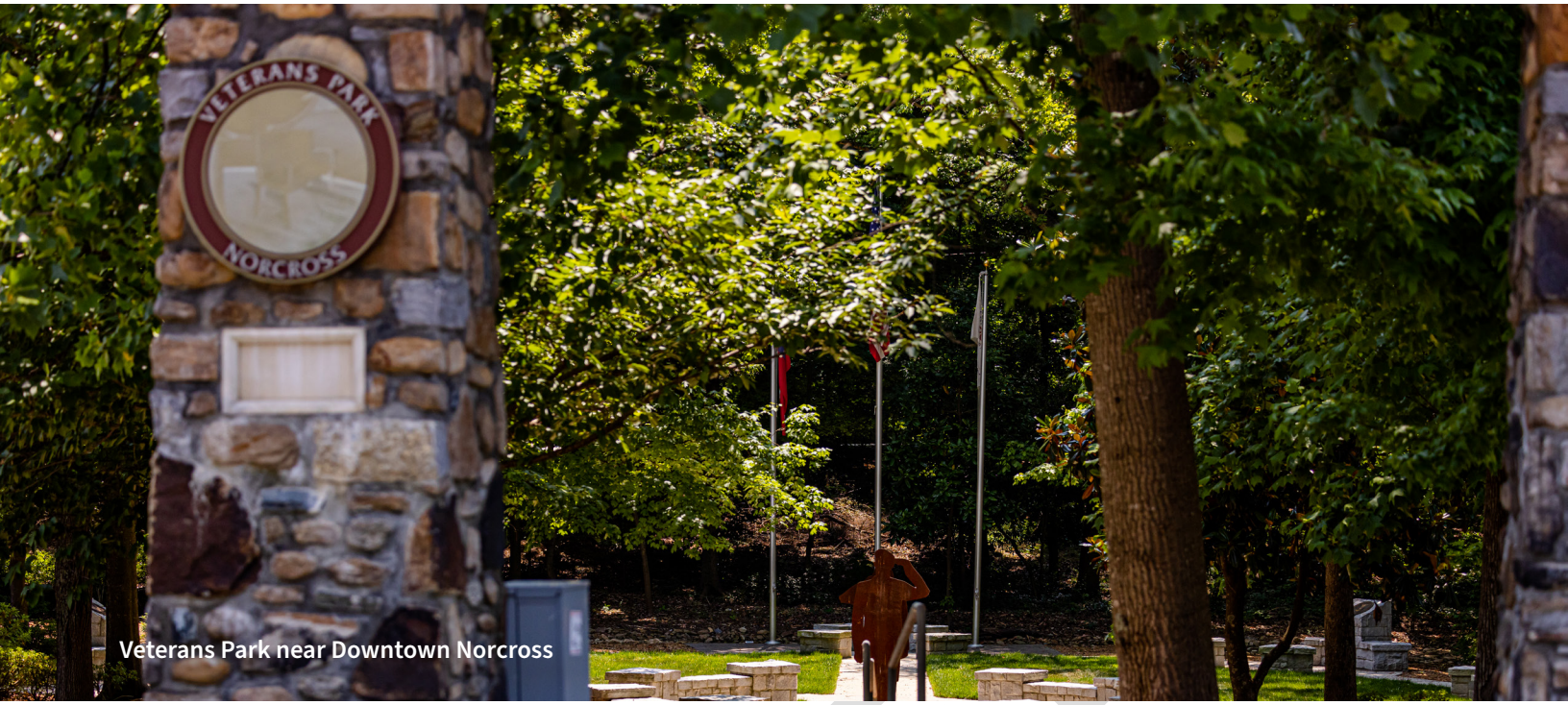

Veterans Park near Downtown Norcross

Natural Resources

Norcross is a highly urbanized community with very few stretches of natural open spaces. However, Beaver Ruin Creek and its associated watershed is an important natural resource in the city, and the dominant natural feature of south Norcross. Both the City and Gwinnett County have jurisdiction over the watershed, and it is part of the City's Municipal Separate Storm Sewer System (MS4) jurisdiction. Although the watershed is about 25 percent development, the stream network is relatively well protected and many acres are under public ownership. Currently the city plans to develop an extensive greenway system of trails, natural space, and stormwater best management practices (BMP) projects throughout the Beaver Ruin Creek corridor.

North Norcross is more influenced by the Crooked Creek stream network, which includes a small body of water/ wetlands area in the "Fickling parcel" southeast of Paul Duke STEM High School.

Arts, Culture, and History

Arts, culture, and history are becoming increasingly important areas of focus for Norcross. Arts and culture anchors in the community include the Lionheart Theater, located next to Lillian Webb Park and the Norcross Welcome Center and Museum. The City is also strong in special events, with signature events like Friday Night concerts and the Gateway International Festival that draw visitors from all over the region.

Arts have also taken hold in Norcross. Some of the most prominent projects in recent years include the Relmagine! Exhibition, which showcased five sculptures made out of recyclable material. In May of 2018, the community finished the Mitchell Road Mosaic Mural, a piece of public art that stretches 130 feet along a busy Norcross roadway. The project includes 125 mosaic discs created by different entities in the community, with more than 1,000 people ultimately participating in its creation.

Norcross is also making active investments in preserving its history. The City established a historic preservation ordinance to safeguard historic structures downtown, which is overseen by the Historic Preservation Commission.

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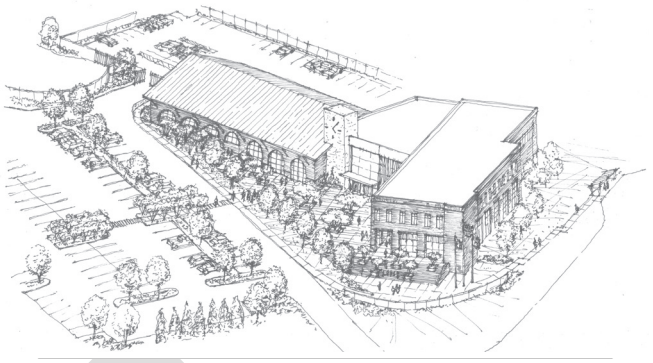
Upcoming Projects

Norcross is brimming with new projects coming online that will enhance quality of life. Some of the largest projects on the horizon include:

- **Beaver Ruin Creek Greenway:** approximately 10 miles of trails have been identified to be part of the Beaver Ruin Creek Greenway, which will take advantage of floodplain and publicly-owned land to create a green, natural recreation amenity in south Norcross. The central spine of the greenway will connect Downtown, Cemetery Field, multiple residential areas, and the planned Pinnacle Park, with multiple spurs and side trails increasing connectivity.
- **Mitchell Road Greenway:** approximately 7,000 linear feet of multi-use trail from Price Place at Mitchell Road to the intersection of Station Circle
- **New Public Safety Building:** this new facility will house the Police Department, Munical Court, and public meeting space. It will be located at the corner of Buford Highway and Stevens Road.



Concept Sketch for new Public Safety Building

Recently completed Pinnacle Park

Sewer Capacity

While the City of Norcross has seen tremendous growth in the last 5 years, especially near the city's Downtown, the additional development and density has resulted in extremely limited sewer capacity in some areas. Sewer capacity helps determine if a project will be reviewed as the city would not want to overburden the existing system. In order to continue the desired growth, bolster economic development, and maintain a high quality of life, it is important that the city work to identify existing limitations and future needs, then work with partners, including Gwinnett County Water Resources, to expand sewer capacity and ensure infrastructure is maintained properly.

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PRIORITY NEEDS & OPPORTUNITIES

1

How can the city maintain and enhance a sense of community, small town feel, and level of community services as new development comes online?

As Norcross continues to grow and become denser, some are concerned that the small-town community feeling of the city may be lost. Additionally, many people do not know exactly where Norcross begins, and other jurisdictions begin—people tend to think more in terms of postal codes, or the school catchment areas. Civic events can play an important role in celebrating what is special in Norcross. Physical improvements, such gateway monuments, wayfinding signage, enhanced streetscapes, and unique architecture can all help to improve sense of place. This is particularly important for the development that is constructed—Norcross must ensure that it is of high quality, and echoes the sense of place already present in the community.

2

What can be done to ensure quality, long-term housing is available to all residents and newcomers at attainable price points?

Although Norcross is relatively affordable compared to other places in the metropolitan area, its residents are still significantly cost burdened when it comes to monthly rent and mortgages. This is a challenge across the Atlanta region: housing prices have skyrocketed, whereas wages have made only modest gains. The City has endorsed a policy that begins to address some of these local housing needs through its involvement with the Georgia Initiative for Community Housing (GICH), or LiveNorcross. These steps are just the beginning however: it will take much more to fully address housing affordability challenges, such as programs to assist with down payments and maintenance. Related to this, homelessness is also an issue that city leadership would like to address. Unfortunately, there are not exact figures on the number of of homeless in the community according to the Gwinnett County Comprehensive Housing Study, or how best to help them at this time. Futher study is needed.

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3 Can the community be united across cultural backgrounds and socio-economic status?

The cultural diversity of Norcross is one of its biggest strengths. However, the presence of residents from a variety of backgrounds does not necessarily translate into an integrated, united community. Buford Highway represents a sort of cultural and class divide in the community, yet also serves as a gateway for visitors to downtown and other areas of the city. The City can play a key role in promoting a sense of equity in how it invests public money, enforces regulations, and how it communicates to all citizens regardless of which "side" of the city a resident lives in.

4 How can we build strong neighborhoods with unique public amenities like parks and family-friendly activities in all parts of the city?

Norcross is fortunate to have an authentic historic downtown with a range of amenities, like Lillian Webb Park and Thrasher Park. The city recently constructed Pinnacle Park to help serve the communities southeast of Buford Highway. Other neighborhoods across Norcross are still in need of parks, green space, and other amenities, as identified in the Parks Master Plan Update. Several greenway and trail projections are planned to help link this recreational network and improve pedestrian and bicycle connectivity, including links to the growing system of trails in Gwinnett County. Places like parks, as well as schools and "third places"—those where people tend to gather and connect—are important places for neighborhoods, and can also be venues for family-friendly events and activities.

PRIORITY NEEDS & OPPORTUNITIES (CONT'D)

5 How can we attract young families?

Young families carry a large amount of social capital—not only do parents typically have many years ahead of them in the workforce, families tend to be a stabilizing presence in neighborhoods. Attracting more young families to settle down in Norcross is one of the city's goals. Historically, poor perceptions of the public schools has been a deterrent to young families. This should improve with the new facilities of Summerour Middle School, Baldwin Elementary School, and the start of Paul Duke STEM High School. In addition to improving the reputation of local schools, recreation facilities and programming geared toward youth are important, as are family-friendly events and activities. Safety is a critical component as well; Norcross is fortunate to have its own effective, friendly Police Department that invests in community relationships and outreach.

6 How can we partner with schools to offer holistic services and improve perceptions?

The schools are often to best platform to engage the diverse communities of Norcross, and are one of the one most important partners for the City. By supporting the students of today, we are helping to prepare the City's workforce of tomorrow. There is already strong momentum in Norcross's schools, with the start of Paul Duke STEM high school and the two new school buildings in east Norcross. With these new facilities comes increased pride and investment. The City should continue to work with the School District to support its students and families, and works towards a system of integrated, holistic support services.

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7 What projects should the City support to address our multimodal transportation needs and traffic congestion?

As Norcross continues to grow and densify, the expansion of multi-modal transportation infrastructure becomes even more critical. Multiple studies have already identified a real need for additional sidewalks, bike lanes, and multi-use trails to link the neighborhoods of Norcross, and tie into the growing system of regional trails. Recent Gwinnett County transportation plans have also identified improvements to transit service, particularly in connecting residents more directly to the Doraville MARTA station. The biggest opportunity on the horizon is the potential adoption and implementation of a robust bus rapid transportation system that would flow through the major corridors of the city.

8 How should we prepare for and leverage a potential transit station near I-85 and Jimmy Carter Boulevard?

The potential development of additional transit options and connections in and around Norcross, including a potential MARTA station near I-85 and Jimmy Carter Boulevard and a potential Transit Transfer Facility (TTF) near Peachtree Industrial Boulevard and Technology Parkway (as shown in the Gwinnett Transit Development Plan), would be transformational to Norcross. The county's plan recommends BRT and BRT lite moving to and through these potential TTF stations in Norcross. As land values around MARTA stations has become increasingly valuable real estate for transit-oriented development (TOD), this may be mirrored around the TTF stations as they come on line. These TTFs would be hubs for multi-modal transfers and could attract similar TOD development that MARTA stations have in recent years - typically mixed use, dense, high-quality developments that leverage their co-location with heavy rail as a major attractor. To reap the most benefits of these potential TTFs, the City should continue to work with the county to secure funding and land to complete these, currently aspirational, projects.

9 How can we grow local businesses and attract new ones, particularly within our target industry clusters?

The City's Strategic Marketing Plan, completed in Fall of 2018, outlines a series of actions for Norcross to grow business. Its primary recommendations are the review and update the www.NorcrossED.com website; create more energy around the "A Place to Imagine" brand; develop target industry brochures and cultivate sector partnerships for each of the three target industries; and explore opportunities for the City to purchase, develop, and manage flex space geared towards the Film and Television niche sector.

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PRIORITY NEEDS & OPPORTUNITIES (CONT'D)

10

Can we increase and enhance the selection of unique local shops and restaurants?

Norcross is one of the few jurisdictions in the region to have an authentic historic downtown. This represents a major plus in drawing unique local shops and restaurants to the area; new development in and near downtown should complement and support its current character. Beyond the intrinsic appeal of downtown, the City should continue to provide support to local entrepreneurs, celebrate the diversity of its population, and encourage the development of mixed-use communities that are attractive to new shops and restaurants.

11

What sustainable practices can we implement to improve our quality of life over time?

By achieving Platinum Green Community status, Norcross has already made significant investments in its long-term sustainability. This is rooted in a strong sense of responsibility about the future, in essence: not sacrificing tomorrow to address the needs of today. The City also completed a Sustainability Plan in 2017, centered on a goal of "Healthy People, Healthy Places, and Healthy Economy" for the community. In this plan, five major initiatives are identified: preserving green space/tree canopy, improving housing affordability, increasing active recreation opportunities, improving park accessibility and acreage, and investing in educational assets.

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12 Can we leverage emerging technology through smart city strategies to improve public service delivery?

Technology is playing an increasingly important role in how our communities grow and are managed day to day—and the pace of technological advancement is only speeding up. Greater government efficiency can be achieved through the use of technology. The City implemented digital plan review and permitting solution in 2018 and digitized all historic paper plans and permits between 2021 and 2022 to increase efficiency and to make processes more user friendly for city staff and residents. Norcross is already a regional leader in smart technology in its deployment at utility meters. However, there is still more that can be done. The City must stay on top of technological trends that will impact the city's form, such as robotics and automated vehicles.

13 How can we provide excellent city services and engagement opportunities for people of all linguistic and cultural backgrounds?

In addition to partnering with schools to reach the city's most diverse populations, Norcross must also ensure that its city services and engagement opportunities are accessible. In engagement settings, the City should continue to provide Spanish translations. The City should also continue its outreach into its international communities, and make a concerted effort to understand the best ways to reach households, how they want to be communicated with, and who are key individuals/organizations within those communities who can act as a bridge.

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4

COMMUNITY WORK PROGRAM

4

COMMUNITY WORK PROGRAM

INTRODUCTION

The purpose of the Community Work Program is to provide Norcross with a blue print for achieving its vision. At its core is a list of projects and recommendations to be implemented over the next five years. Long range projects are also included in the Work Program, but are noted to occur after the five-year implementation horizon. The list also includes years to complete, responsible parties, and all applicable funding sources (local, general fund, state, federal, SPLOST, etc.). Note the descriptions sometimes include project reference numbering from other studies.

The City utilizes a ranking methodology to help city officials in evaluating the relevance of any given project to the community's vision and gives decision makers an objective tool to help in evaluating capital investments. Refer to Technical Addendum Chapter TA-2 Project Evaluation to review this composite scoring system.

In addition to the composite score, City officials also consider relative cost, implementation time frame, and funding availability.

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Top Implementation Actions, 2025-2029

1. Improve pedestrian and bicycle safety along Buford Highway and in the Town Center through implementation of the Norcross Town Center LCI Plan and Buford Highway Master Plan.
2. Improve Parking in the Town Center
3. Construct Norcross Greenway
4. Implement Target Industry Study and Strategic Marketing Plan
5. Establish Task Force to Address Homelessness.
6. Maintain our Green Community Platinum Status
7. Identify new opportunities to partner in hosting regular multi-cultural events in the city, both in and outside of downtown
8. Continue to work closely with the Gateway85 CID to expand transportation options and improve the aesthetics of the community

Types of Work Program Items

Actions are accomplished through three different types of work program items:

1. Ongoing activities and polices,
2. Programmed projects, and
3. Aspirational or long range projects.

On the following Tables Ongoing activities indicated in the first column under Timeframe. And the policies can be found back in Chapter 2, which guide day-to-day decision making.

Programmed projects are those that City intends to accomplish over the next five years and are indicated under the Timeframe columns for 2024 through 2027.

Finally, aspirational or long range projects are indicated in the last column under Timeframe. These are projects that the city intends to undertake when and if funding becomes available.

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Table 1. Community Work Program

Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
LAND USE												
LU.1 Update Town Center LCI Study	Helps to secure funding for needed transportation improvements					■	■		$40,000	Com Dev	General Fund	
LU.2 Update Norcross Activity Center LCI Study	Helps to secure funding for needed transportation improvements					■	■		$40,000	Com Dev	General Fund	
LU.3 Seek PlanFirst designation from DCA	Rewards for good planning with economic incentives and assistance	■	■	■	■	■	■		Staff Time	Com Dev	General Fund	
TRANSPORTATION												
Roadway and Intersection Projects												
TR.1 Create repaving strategy and implementation schedule	Ongoing maintenance of roads	■	■	■	■	■	■		$17,100,000	City Engineer; Public Works, City Manager	SPLOST/ Grants	Estimated cost of $17.1 million over 10 years, or $1.7 million per year. Project began in 2024 and will extend past 2029.
TR.2 US 23/ SR 13/Buford Hwy at SR 140/Jimmy Carter Blvd Intersection	Support of Gwinnett County intersection project	■	■	■	■	■	■		$15,000,000	County DOT/ Public Works/ Com Dev	SPLOST	

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
Bicycle/Pedestrian Projects												
TR.3 Develop a city-wide bicycle and pedestrian master plan								■	$100,000	Public Works, Com Dev.	LCI/ SPLOST	
TR.4 Establish a sidewalk fund	Creation of a annual fund to address sidewalk network gaps		■	■	■	■	■		Staff Time	Public Works/ City Eng.	General Fund	
TR.5 Sidewalk on northwest side of Lawrenceville Street from Academy Street to Hunt Street	1,330' of sidewalk. (Formerly TR-7B)			■	■	■	■		$100,000	Public Works	LCI/ General Fund	Assumes that additional crosswalks will be added to the intersection
TR.6A Norcross Elementary School Sidewalks - 5' Sidewalks on Beutrell St (NE side)	5-ft sidewalk on Beutell St (NE side) from Lawrenceville St to Wingo St (500')						■	■	$60,000	Public Works	LCI/ General Fund	Cost is for PE Only, 10% of estimated construction cost of $600,000.
TR.6B Norcross Elementary School Sidewalks - 5' Sidewalks on Rakestraw St (NE side)	5-ft sidewalk on Rakestraw Street (NE side) from Wingo St to Academy St (700')				■	■	■		$75,000	Public Works	LCI/ General Fund	Cost is for PE Only, estimated construction cost of $750,000.

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
TR.7 Sidewalk on southeast side of W Peachtree St between Holcomb Bridge Rd and Park Dr	940' of sidewalk (Formerly T-8A)			■	■	■	■		$70,000	Public Works	LCI/ General Fund	The block of W Peachtree Street east has sidewalk on both sides of the road; however, sidewalk currently exists only on the north between Park Dr and Holcomb Bridge Road. The project would provide continuous sidewalk along both sides of W Peachtree Street sidewalk to meet existing crosswalks at the Holcomb Bridge Rd signal and Park Drive all-way stop. Estimated construction cost, $700,000
TR.8 Sidewalk on southwest side of Lively Ave from Buford Hwy to S Peachtree St	600' of 5' sidewalk (Formerly part of T-19)				■	■	■		$80,000	Public Works	LCI/ General Fund	Cost is for PE Only, estimated construction cost of $800,000. No sidewalk exists on Lively today - currently narrow, low-volume, mixed-use roadway without curb and gutter.

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
TR.9 Pedestrian crossing improvements at the intersection of Lawrenceville St and Mitchell Rd	Add striped box for "do not block" and ADA upgrades for ramp on NW corner. Add Ped Crossing Signage (Formerly T-4B)				■	■	■		$60,000	Public Works	LCI/ General Fund	This project previously called for textured surfaces and a splitter island. Changes were made to increase visibility of the midwalk crossing and reduce driver confusion. Concepts might consider relocation of crosswalk and Rectangular Rapid Flashing Beacons to west side of Mitchell.

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
TR.10 Midblock Crossing of Barton St to Johnson Dean Park	Add short segment of 5' sidewalk within park to parking lot from midblock crossing			■	■	■	■		$75,000	Public Works	LCI/ General Fund	Sidewalk currently exists on south side of Barton Street. Previously, this project called for sidewalk to be added along north side of Barton Street. In discussions with staff, this was changed to the crossing improvements along the frontage of the preserve area to be more appropriately sized to the current needs and avoid costly impacts.

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
TR.11 Lawrenceville Street Multiuse Trail (West)	10' sidewalk with streetscape between Jones St and Rakestraw (2,200')		■	■	■	■	■		$910,000	Public Works	LCI/ General Fund	Existing 5-ft sidewalk located here. Steering committee categorized project as lower priority where sidewalk already exists on one side of roadway; however, this area was an exception in discussions with staff due to high pedestrian traffic, frequent special events, and increased levels vehicle traffic stress. PE Only, $91,000

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
TR.12 Mixed-use trail (10-ft) on one side of Lawrenceville St from Academy St to Buford Hwy (2,000')	4,000' Multi-use trail		■	■	■	■	■		$150,000	Public Works	LCI/ General Fund	Cost is for PE Only, 10% of construction estimate of $1,500,000. Sidewalk currently exists on the south side (full length) and partially on the north side (between Hunt Street and Buford Hwy). This project changed from original bike lane recommendation due to higher volumes of traffic making mixed-traffic riding less comfortable for cyclists, also ties well into adjacent trail recommendations to the west (along Lawrenceville Street) and south (Buford Highway).

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
TR.13A Sharrows on Lawrenceville St and Buchanan St	Lawrenceville Street from Rakestraw Street to Jones Street (1,100')						■		$25,000	Public Works	LCI/ General Fund	Shared lane markings should not be considered a substitute for bike lanes, cycle tracks, or other separation treatments where these types of facilities are otherwise warranted or space permits. Shared lane markings can be used as a standard element in the development of bicycle boulevards to identify streets as bikeways and to provide wayfinding along the route. Signage would indicate to vehicles that they are entering a shared street network. Sharrows are not preferred when posted are 35 mph or faster and motor vehicles exceed 3,000 veh/day.

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
TR.13B Sharrows on Buchanan St	Buchanan Street from Barton Street to Thrasher Street (820')				■				$25,000	Public Works	LCI/ General Fund	
TR.14 Buford Hwy - Improved streetscape and wide sidewalk - Phase 1 Lively Ave to Summerour St	10 ft' sidewalk and 5' landscape strip on both sides of Buford Hwy			■	■	■	■	■	$40,000	Public Works	LCI/ General Fund	Cost is the city match for scoping only. Estimated full scoping cost is, $200,000. Construction estimate of $12,000,000.
TR.15 Buford Hwy - Improved streetscape and wide sidewalk - Phase 2 Summerour St to Old Norcross Rd	10 ft' sidewalk and 5' landscape strip on both sides of Buford Hwy			■	■	■	■	■	$40,000	Public Works	LCI/ General Fund	Cost is the city match for scoping only. Estimated full scoping cost is, $200,000. Construction estimate of $12,000,000.
TR.16 Buford Hwy - Improved streetscape and wide sidewalk - Phase 2 Lively Ave to Jimmy Carter Blvd	10 ft' sidewalk and 5' landscape strip on both sides of Buford Hwy			■	■	■	■	■	$40,000	Public Works	LCI/ General Fund	Cost is the city match for scoping only. Estimated full scoping cost is, $200,000. Construction estimate of $12,000,000.

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
TR.17 Autry Street and Nesbit Street Road Safety Audit	Audit to identify improvements to enhance the safety of crossings along Autry Street and Nesbit Street. Considerations for improvements will include RRFBs, all-way stop control, and ADA requirements			■	■	■	■		$100,000	Public Works	LCI/ General Fund	Sidewalk exists on other side of Autry, but only for short segment. The original project description included sidewalk extension; however, it is likely not feasible due to unacceptable impacts to property and large trees. It is therefore recommended that a road safety audit (RSA) explore ways to improve crossing opportunities along Autry Street and Nesbit Street. Considerations for improvements may include RRFBs, all-way stop control, and ADA upgrades.

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
Other Projects												
TR.18 Smart parking project in the Town Center	Implementation of a smart parking pilot project							■	TBD	IT	TBD	
TR.19 Buford Highway at N Norcross Tucker Crossing	Enhanced crosswalks on Buford Hwy at N Norcross Tucker Rd			■	■	■	■		$110,000	Public Works	LCI/ General Fund	Assumes that project will coordinate with GDOT to install decorative crosswalks to improve visibility and act as a place-making feature.
TR.20 Buford Hwy at Holcomb Bridge Rd	Enhanced crosswalks on Buford Hwy at Holcomb Bridge Rd			■	■	■	■		$110,000	Public Works	LCI/ General Fund	Assumes that project will coordinate with GDOT to install decorative crosswalks to improve visibility and act as a place-making feature.
TR.21 Buford Hwy at Mitchell Road Crossing	Enhanced crosswalks on Buford Hwy at Mitchell Rd			■	■	■	■		$110,000	Public Works	LCI/ General Fund	Assumes that project will coordinate with GDOT to install decorative crosswalks to improve visibility and act as a place-making feature.

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
TR.22 Buford Hwy at Beaver Ruin Road Crossing	Enhanced crosswalks on Buford Hwy at Beaver Ruin Rd			■	■	■	■		$110,000	Public Works	LCI/ General Fund	Assumes that project will coordinate with GDOT to install decorative crosswalks to improve visibility and act as a place-making feature.
TR.23 Buford Highway at Summerour Street Crossing	Add a protected pedestrian crossing for the intersection of Buford Highway at Summerour Street.			■	■	■	■		$50,000	Public Works	LCI/ General Fund	Cost is for PE Only, 10% of estimated construction cost of $500,000. Control on state route must be studied and permitted / approved through GDOT.
TR.24 N Norcross Tucker Rd and S Peachtree St Roundabout	Roundabout at N Norcross Tucker Rd and S Peachtree St			■	■	■	■	■	$80,000	Public Works	LCI/ General Fund	Cost is for PE Only, 10% of estimated construction cost of $200,000.

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
TR.25 Thrasher Street Parking	Onstreet parallel parking and a 5-ft sidewalk on the southeast side of Thrasher St from Holcomb Bridge Rd to Park Dr (1,500')					■	■	■	$75,000	Public Works	LCI/ General Fund	Cost is for PE Only, 10% of estimated construction cost of $750,000. Will require coordination with the Railroad.
TR.26 Sharrows on Academy Street	Academy Street from Rakestraw Street to Born St (600')			■	■	■	■		$25,000	Public Works	LCI/ General Fund	
TR.27 Sharrows on Wingo Street	Wingo Street from Jones Street to Born Street (1,950')			■	■	■	■		$25,000	Public Works	LCI/ General Fund	
TR.28 Sharrows on Jones Street / Park Drive	Jones Street / Park Drive from College Street to N Peachtree St (1,100')			■	■	■	■		$25,000	Public Works	LCI/ General Fund	
TR.29 Sharrows on Born Street	Born Street from Academy Street to Wingo Street (670')			■	■	■	■		$25,000	Public Works	LCI/ General Fund	

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
TR.30 Sharrows on Thrasher Street	Thrasher Street from Buchanan Street to Jones Street (340')					■	■		$25,000	Public Works	LCI/ General Fund	
TR.31 Sharrows on S Peachtree Street (Downtown)	S Peachtree Street from Jones Street to Carlyle Street (960')					■	■		$25,000	Public Works	LCI/ General Fund	
TR.32 Sharrows on S Peachtree Street (West of N Norcross Tucker)	S Peachtree Street from N Norcross Tucker Rd to Jimmy Carter Blvd (2,500')					■	■		$25,000	Public Works	LCI/ General Fund	
TR.33 Sharrows on Britt Ave	Britt Ave from College Street to Buford Hwy (830')					■	■		$25,000	Public Works	LCI/ General Fund	
TR.34 Sharrows on College Street	College Street from Holcomb Bridge Rd to Britt Ave (730')					■	■		$25,000	Public Works	LCI/ General Fund	
TR.35 Sharrows on Sunset Drive	Sunset Drive from N Peachtree Street to end of roadway (4,100')					■	■		$25,000	Public Works	LCI/ General Fund	

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
TR.36 Summerour Street Sidewalk	5-ft sidewalk on Summerour Street (SW side) from Lawrenceville St to Buford Hwy (450')						■	■	$50,000	Public Works	LCI/ General Fund	Cost is for PE Only, 10% of estimated construction cost of $500,000.
TR.37 Mitchell Road Multiuse Trail	Multiuse trail on northeast side of Mitchell Rd from Lawrenceville Street to Summerour Middle School (2,100')			■	■	■	■		$20,000	Public Works	LCI/ General Fund	Cost is for PE Only, 10% of estimated construction cost of $200,000.
TR.38 Gateway on Langford Road	Stone columns with signage on Langford Rd at N Peachtree Street						■		$20,000	Public Works/ Comm-unications		

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
HOUSING												
H.1 Develop a pilot program to provide grant-funded incentives for residents to improve energy efficiency and indoor air quality in their homes, and host property management classes	The purpose of the program to teach owners how to care for investments, improve safety, and improve property values		■	■	■	■	■		TBD	Com Dev	Grants, General Fund, TBD	
H.2. Incorporate Interior Residential Dwelling Inspection program for rentals		■	■	■	■	■	■		Staff Time	Com Dev	General Fund	
H.3. Create Homeless-ness Task Force	The goal is to gain a better understanding of the Homel-essness issue and deter-mine appro-priate actions		■	■	■	■	■		Staff Time	Com Dev	General Fund	

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
ECONOMIC DEVELOPMENT												
ED.1 Support the small business mentoring program assistance as described in the 2011 Community Choices report	The City will continue to support and help to promote local business resources and mentoring programs like ACE, UGA, SBDC, and Prospera.	■	■	■	■	■	■		Staff Time	Ec. Dev, Com Dev	General Fund	
ED.2 Support Gateway85 CID efforts in Jimmy Carter Boulevard "International Street" Branding and Improvements		■	■	■	■	■	■		Staff Time	Ec. Dev, Com Dev	General Fund	
ED.3 Regularly survey town center parking needs		■	■	■	■	■	■		Staff Time	Ec. Dev, Com Dev	General Fund	

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
ED.4 Support internship opportunities that link Norcross students with local businesses	Continue to support local initiatives in this space, such as the Norcross Development Authority Internship Program that features students at Norcross High School and Paul Duke STEM High School.	■	■	■	■	■	■		Staff Time	Ec. Dev	N/A	

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
ED.5 Participate in and promote a mentorship program for underrepresented community members to increase access to small business certifications		■	■	■	■	■	■		Staff Time	Ec. Dev; Sutainable Norcross; Atlanta Electrical Contractors Association; WorkSource Atlanta, Metro Atlanta Chamber, Minority Supply Development Council, Gwinnett Tech, and local nonprofit organizations	N/A	
ED.6 Utilize Target Industry Study Update to inform and focus business retention and expansion efforts		■	■	■	■	■	■		Staff Time	Ec. Dev	General Fund	

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
SUSTAINABILITY & QUALITY OF LIFE												
SQ.1 Construct gateway (stone columns and signage); Possible use of digital readers for City events and news.	Location: Langford Road						■		LED is estimated to cost $25,000 each; stone columns and foundations, $40,000 each	Com Dev/ Public Works	General Fund	
SQ.2 LCI Greenway Segment 1: Downtown Norcross to Beaver Ruin Road/Pinnacle Way (Priority 1 segment)	The central spine of the greenway; 3.39 miles of greenway from Downtown Norcross to Beaver Ruin Road/ Pinnacle Way	■	■	■	■	■	■		$11,000,000	Public Works	SPLOST, ARC, TBD	
SQ.3 LCI Greenway Segment 2: Price Place from Mitchell Road to Beaver Ruin Road (Priority 1 Segment)	0.38 mi of sidepath the connects Summerour MS from Mitchell Road and from the Beaver Ruin Road Multi-Use trail.			■					$1,000,000	Public Works	SPLOST, ARC, TBD	
SQ.4 LCI Greenway Best Management Practices (BMPS)	From Concept Plan, BMPs WP-1, DP-1, WL-1						■		$72,000	Public Works	SPLOST, ARC, TBD	

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
SQ.5 Beaver Ruin Creek Stream Restoration	Part of Greenway Project						■	■	$8,785,000	Public Works	TBD	
SQ.6 Southeast Utility Trail Corridor	Greenway trail along utility corridor east of Buford Highway, connecting N Norcross Tucker Rd to Beaver Ruin Rd						■	■	$1,300,000	County/ Com Dev/ Public Works	General Fund	
SQ.7 Conduct Citizen's Police Academy programming		■	■	■	■	■	■		Staff Time	Police	General Fund	
SQ.8 Conduct annual energy, water and waste audits for City buildings and implement retrofits		■	■	■	■	■	■		Staff Time (TBD)	Com Dev, Public Works, Sutainable Norcross	General Fund	
SQ.9 Regularly update the Green Infrastructure Assessment		■	■	■	■	■	■		Staff Time	Public Works, Com Dev	General Fund	

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
SQ.10 Study needs and opportunities to increase recycling, such as recycling events and additional drop-off options in multifamily developments and for hard-to-recycle materials		■	■	■	■	■	■		Staff Time	Public Works/ Com Dev	General Fund	
SQ.11 Regularly update Technology Plan	Three-year plan	■	■	■	■	■			Staff Time	IT	General Fund	
SQ.12 Update Parks Master Plan to include one or more linear parks to downtown	Include Fickling Parcel as a part of the update	■	■						$125,000	Public Works	General Fund	
SQ.13 Maintain City's LEED and Green Communities Designation	Up for renewal every 3 yrs	■	■	■	■	■	■		Staff Time	City Manager, Com Dev	General Fund	

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
SQ.14 Evaluate potential update and maintenance of the City's entry gateways				■	■	■			Staff Time	Communications, Public Works	General Fund	
SQ.15 Create and Implement a Utilities Resiliency Plan		■	■						TBD	Public Works / City Manager	General Fund	
SQ.16 Plan and construct a new Cultural Arts Center								■	TBD	City Manager	CDBG	
SQ.17 Host City Signature Event: Annual Food & Music/ Block Party Festival that will draw in large crowds from around metro Atlanta		■	■	■	■	■	■		$100,000	Events Manager, Communications	Sponsorships; Hotel/ Motel Funds; Grants	
SQ.18 Implement Phase I: Buford Highway (Portions of Character Areas 6, 7, and 8) Redevelopment		■	■	■	■	■	■		$500 Million	Com Dev; Ec. Dev; DDA	Private funding, Creative Public Financing, Tax Allocation District, Federal Grants	

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
SQ.19 Implement I-85 Activity Center (Character Area 13) Transit-Oriented Development and Gateway Improvement							■	■	TBD	Com Dev; Ec. Dev; Norcross Develop-ment Authority, Gateway-85 CID	SPLOST; State Redev. Fund; General Fund	
SQ.20 Continue ongoing redevelopment of Historic Downtown		■	■	■	■	■	■		TBD	Ec. Dev; DDA; HPC	Federal, State, and Local Grants, General Fund	
SQ.21 Conduct a Comprehen-sive Smart City Study			■	■					$50,000	IT	General Fund	
SQ.22 Promote workforce program(s) to connect local residents with local employers in conjunction with state and local organizations.		■	■	■	■	■	■		Staff Time	Ec. Dev/ PR	General Fund	
SQ.23 Kiosk installation in each park, 2-sided digital		■	■	■	■	■	■		TBD	IT/PR/ Public Works	Parks SPLOST	

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Project	Description	Timeframe							Cost Estimate**	Responsible Party	Funding Source***	Notes
		Ongoing	2025	2026	2027	2028	2029	Aspirational*				
SQ.24 Construct new Public Safety Building			■	■					$26,000,000	City Manager	SPLOST, Fines, and Bonds	
SQ.25 Upgrade Information Kiosks downtown: 3 new and update 3 existing		■					■		TBD	IT/PR/ Public Works	General Fund	
SQ.26 Upgrade Lions Park Reader Board - making digital							■		$30,000	PR/IT	General Fund	
SQ.27 Work with Gwinnett County to develop a plan to open additional sewer capacity on Mitchell Road		■	■	■					Staff Time	Com Dev./ Ec. Dev./ Public Works	County; Grants	
SQ.28 Utilize grant funding to identify potential solutions for limited sewer capacity along Jimmy Carter Boulevard.			■	■	■	■	■		Staff Time	Com Dev./ Ec. Dev./ Public Works	General Fund, Grants	

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* Aspirational projects - are mid to long range projects in-line with the community's long range vision and may be implemented earlier if a funding source becomes available.

** The cost estimates listed reflect the city portion of costs, not the full construction costs. These estimates are based on an opinion of probable total construction costs (OPCC), as the project is still in the planning stages. This cost model is not contractual but a guide for the Project Team in gauging the project in relation to an allowable budget. Any cost estimates provided are on a basis of experience and judgment. These estimates are not warranted and are susceptible to change with market conditions.

*** If LCI funding is received, it requires a minimum 20% city match.

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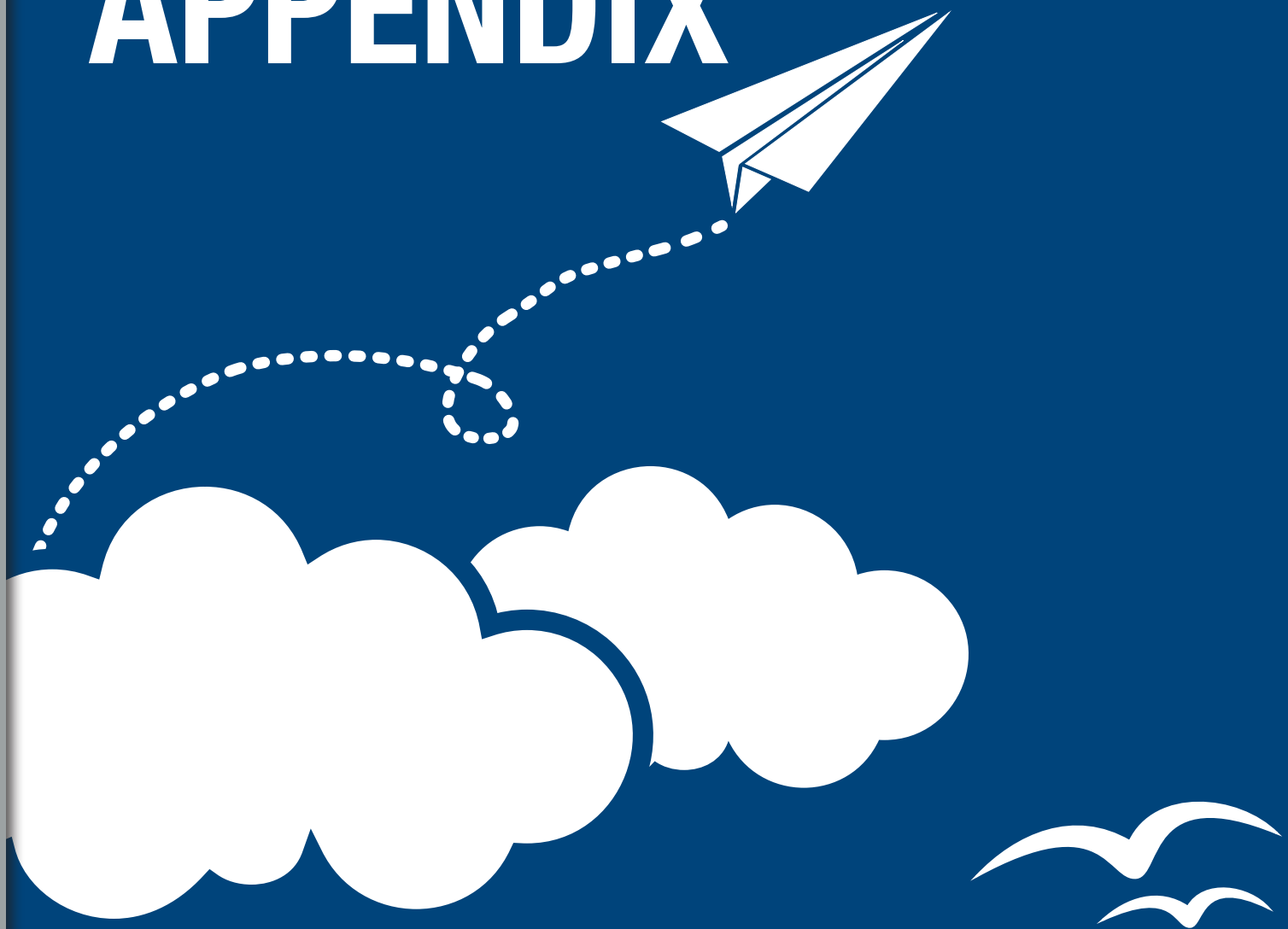
APPENDIX



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APPENDIX

INTRODUCTION

Following the adoption of the last major update to the Comprehensive Plan in Spring of 2024, the City of Norcross revisited the plan recommendations to better align the Character Area boundaries and narratives with the City's vision. During the Summer and Fall of 2025, the City conducted a series of in-person and online engagement activities to gather community and stakeholder feedback. A summary of these outreach activities and their results is included within the appendix.

1. **Pop-Up Engagement**
   - Cookout with Council
   - Summerour Community Engagement Fair
   - Pedal Norcross
   - Norcross Day of Play
2. **Stakeholder Meetings**
   - Mayor and City Councilmembers
   - Downtown Development Authority
   - Discussion with Developers
3. **Online Survey**

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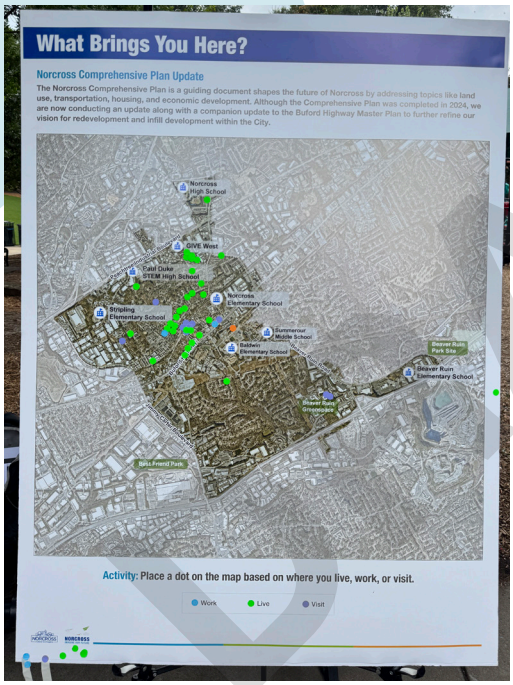
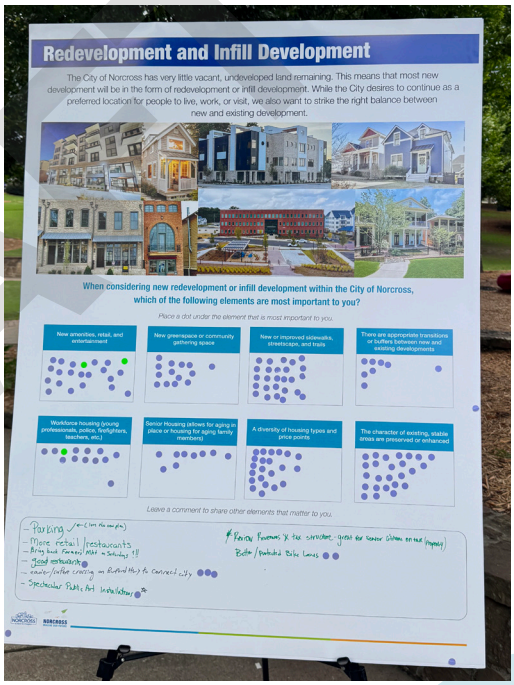
POP-UP ENGAGEMENT

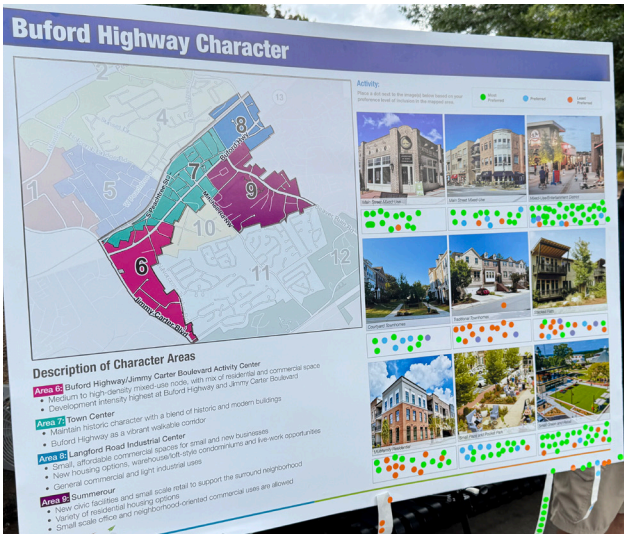
The project team conducted four pop-up events, two events at the start of the plan update process, Cookout with Council and the Summerour Community Engagement Fair, and two events later in the plan updated process, Pedal Norcross and Norcross Day of Play. Responses from these pop-up events are documented below.

Cookout with Council

Cookout with Council occurred on July 19, 2025 from 11:00am - 2:00pm. An estimated 60 people attended. The project team asked attendees about which types of redevelopment and infill development they would most like to see across the city. Attendees were also asked about which types of uses they would like to see specifically along Buford Highway. Feedback from the event is pictured below.

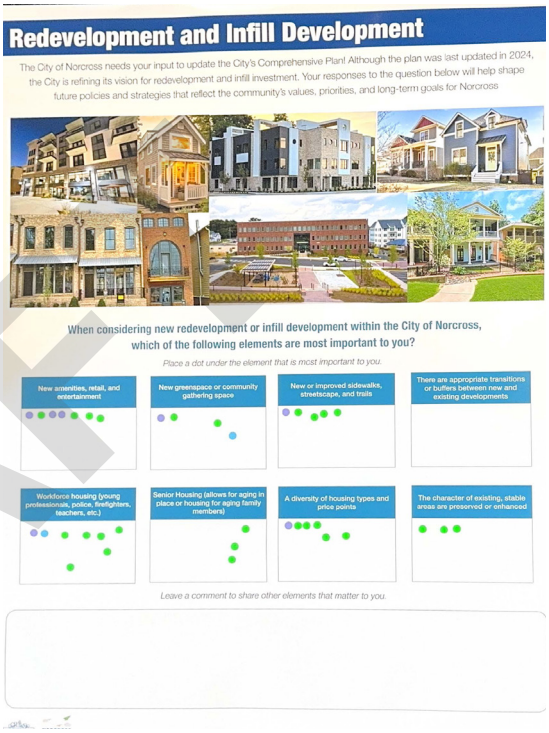






Summerour Community Engagement Fair

Summerour Community Engagement Fair occurred on July 30, 2025 from 1:00pm - 4:00pm. An estimated 200 people attended. The project team asked attendees about which types of redevelopment and infill development they would most like to see across the city. Attendees were also asked about which types of uses they would like to see specifically along Buford Highway. Feedback from the event is pictured below.



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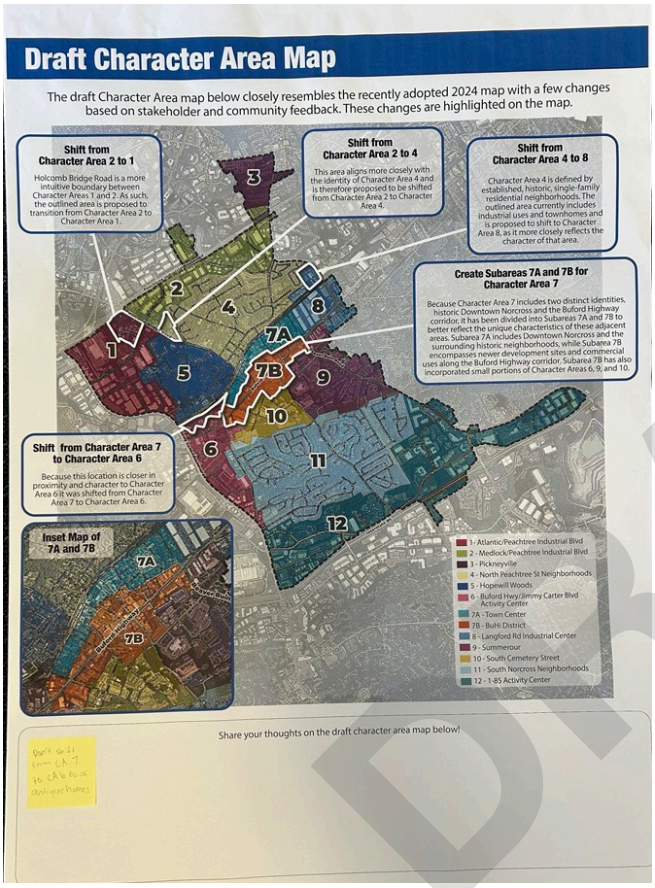
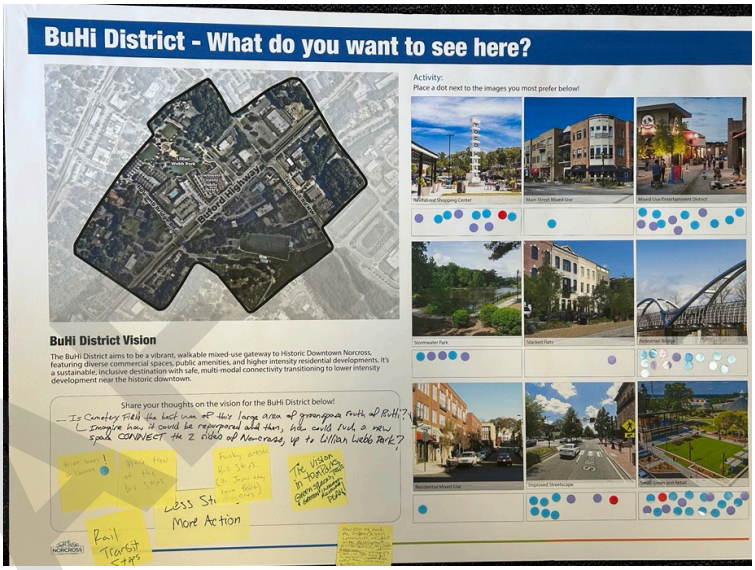
Pedal Norcross

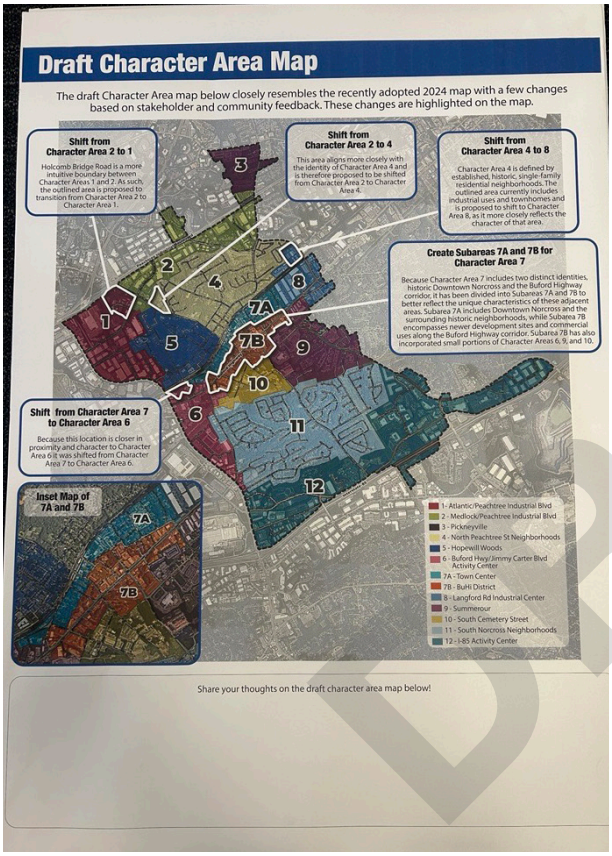
The project team presented draft Character Area changes at the Pedal Norcross event on October 18, 2025 from 3:00pm - 6:00pm. An estimated 100 people attended. The project team presented the draft Character Area map and narrative changes. Attendees were also asked about which types of uses they would like to see specifically along Buford Highway near Downtown Norcross. Feedback from the event is pictured below.

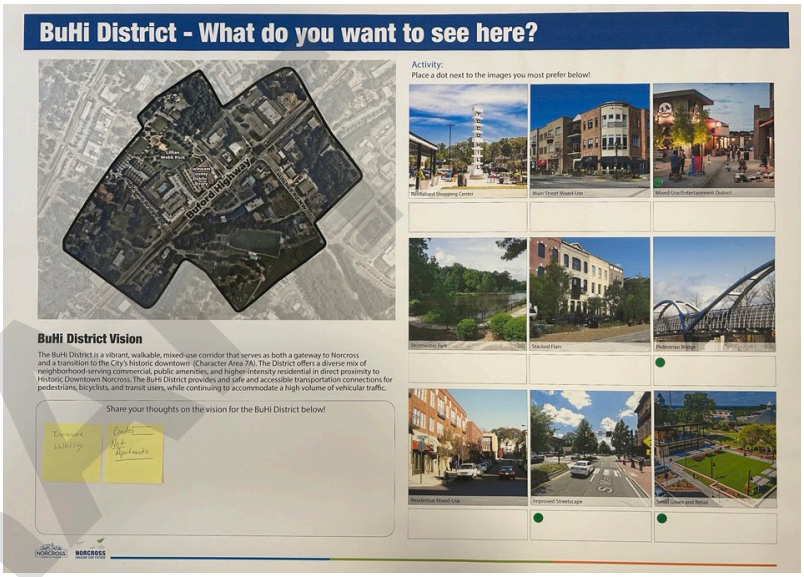




Norcross Day of Play

The project team presented draft Character Area changes at the Norcross Day of Play event at Lillian Webb Park on October 22, 2025 from 5:00pm - 6:30pm. An estimated 20 people attended. The project team presented the draft Character Area map and narrative changes. Attendees were also asked about which types of uses they would like to see specifically along Buford Highway near Downtown Norcross. Feedback from the event is pictured below.





STAKEHOLDER MEETINGS

The consultant team met with many stakeholders throughout the plan amendment process, including the Norcross Mayor and City Councilmembers, the Norcross Downtown Development Authority, and developers that work in or near the City of Norcross. Dates and attendees for each of these meetings are summarized below.

Meetings with Norcross Mayor and Council

- August 12, 2025 - Meeting with Mayor Craig Newton and Councilmember Marshall Cheek
- August 14, 2025 - Meeting with Councilmembers Josh Bare and Matt Myers
- August 27,2025 - Meeting with Council member Andrew Hixson
- September 2, 2025 - Meeting with Councilperson Bruce Gaynor

Meeting with Norcross Downtown Development Authority

Attendees:

- Jim Eyre, Chair
- Brendan Frazier, Vice Chair
- John Bemis
- Liz Jackson
- Lauren Summers

Discussion with Developers

Attendees:

- John Maddox, Blue Ridge Atlantic
- Bruce Fernald, BD Urban LLC
- Matt Mason, Gateway Ventures and Atlantic Companies
- Jenny Wilkirson, Regent Partners
- John Mansour, Insignia LLC

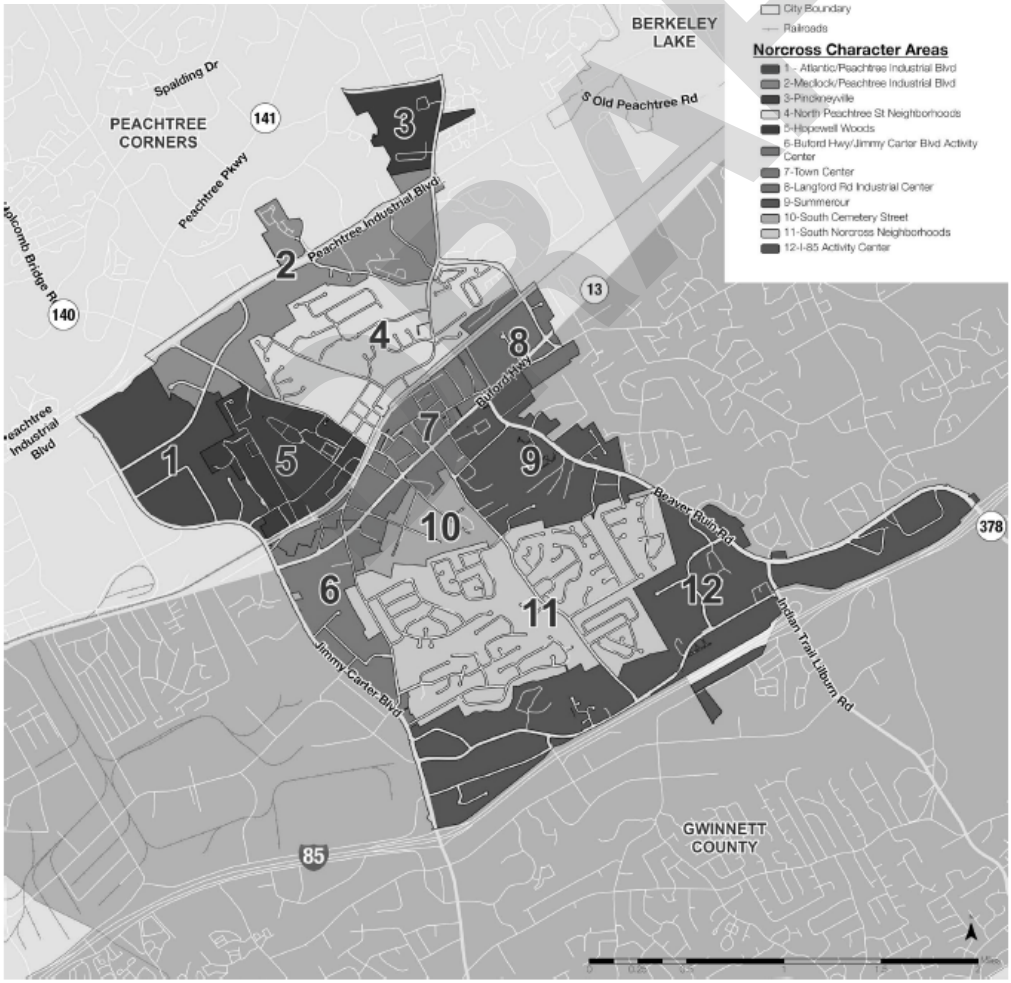
DRAFT

ONLINE SURVEY

An online survey was conducted and was open from July 8, 2025 to September 18, 2025. The survey received a total of 508 responses. The online survey questions are attached, and a summary of survey responses for each question follows.

Norcross Comprehensive Plan and Buford Highway Master Plan Survey

The City of Norcross needs your input to update the City's Comprehensive Plan! This guiding document shapes the future of Norcross by addressing topics like land use, transportation, housing, and economic development. Although the Comprehensive Plan was most recently updated in 2024, the City is conducting an update to refine the vision for redevelopment and infill investments within the City and particularly along the Buford Highway Corridor. Your responses to this 5-minute survey will be instrumental to updating these key policy documents and defining Norcross' future growth.



DRAFT

* 1. What is your relationship to Norcross? Please select all that apply.

- [ ] I live in Norcross.
- [ ] I work in Norcross.
- [ ] I visit Norcross.
- [ ] Other (please specify)

* 2. If you live in Norcross, how long have you been a resident?

- ◯ Less than 1 year
- ◯ 1-2 years
- ◯ 3-5 years
- ◯ 6-10 years
- ◯ 11-15 years
- ◯ 16-20 years
- ◯ More than 20 years
- ◯ I do not live in Norcross.
- ◯ I prefer not to answer.

* 3. What is your age?

- ◯ 25 and under
- ◯ 25 - 34
- ◯ 35 - 44
- ◯ 45 - 54
- ◯ 55 - 64
- ◯ 65 - 74
- ◯ 75 and over
- ◯ I prefer not to answer.

DRAFT

The City of Norcross has very little vacant, undeveloped land remaining. This means that most new development will be in the form of redevelopment or infill development. While the City desires to continue as a preferred location for people to live, work, or visit, we also want to strike an appropriate balance between new and existing development.

* 4. When considering redevelopment or infill development within the City of Norcross, which of the following elements are most important to you? Rank each option on a scale of 1 to 5, where 1 is of lowest importance and 5 is of highest importance.

	1	2	3	4	5
New amenities, retail, and entertainment	○	○	○	○	○
New or improved sidewalks, streetscape, and trails	○	○	○	○	○
New greenspace or community gathering space	○	○	○	○	○
There are appropriate transitions or buffers between new and existing developments	○	○	○	○	○
Workforce housing (young professionals, police, firefighters, teachers, etc.)	○	○	○	○	○
Senior housing (allows for aging in place or housing for aging family members)	○	○	○	○	○
A variety of housing types and price points	○	○	○	○	○
The character of existing, stable areas are preserved or enhanced	○	○	○	○	○

DRAFT

Close-up of Buford Highway Character Areas

Character areas in Norcross assist in defining the city's unique sense of place and help guide future development and character. Each character area narrative provides detailed guidance for the specific sub-areas within Norcross, ensuring cohesive and contextually appropriate growth.

* 5. Within the character areas in the graphic above, what redevelopment models do you believe are the most appropriate for commercial and mixed-use areas? Select up to three choices.

☐ Shopping and Retail

DRAFT

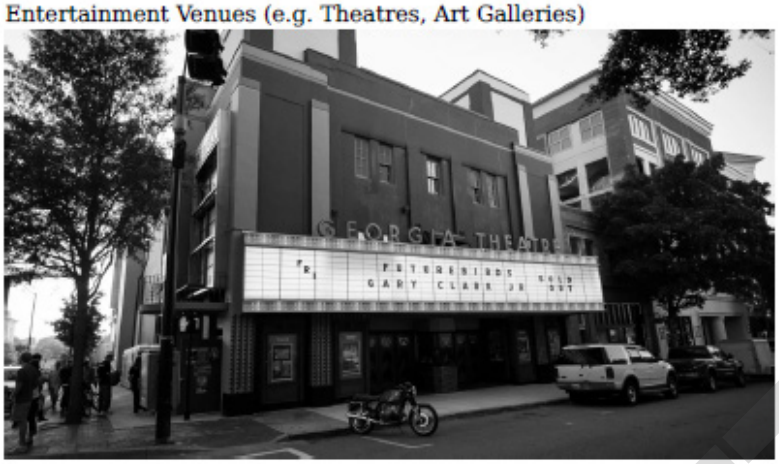
☐ New Retail with Community Space

☐ Shopping Center

☐ Restaurants and Cafes

DRAFT

☐ Entertainment Venues (e.g. Theatres, Art Galleries)



☐ Office with Ground Floor Retail

☐ Professional Offices

DRAFT

☐ Stacked Flats

☐ Multifamily Residential with Ground Floor Retail

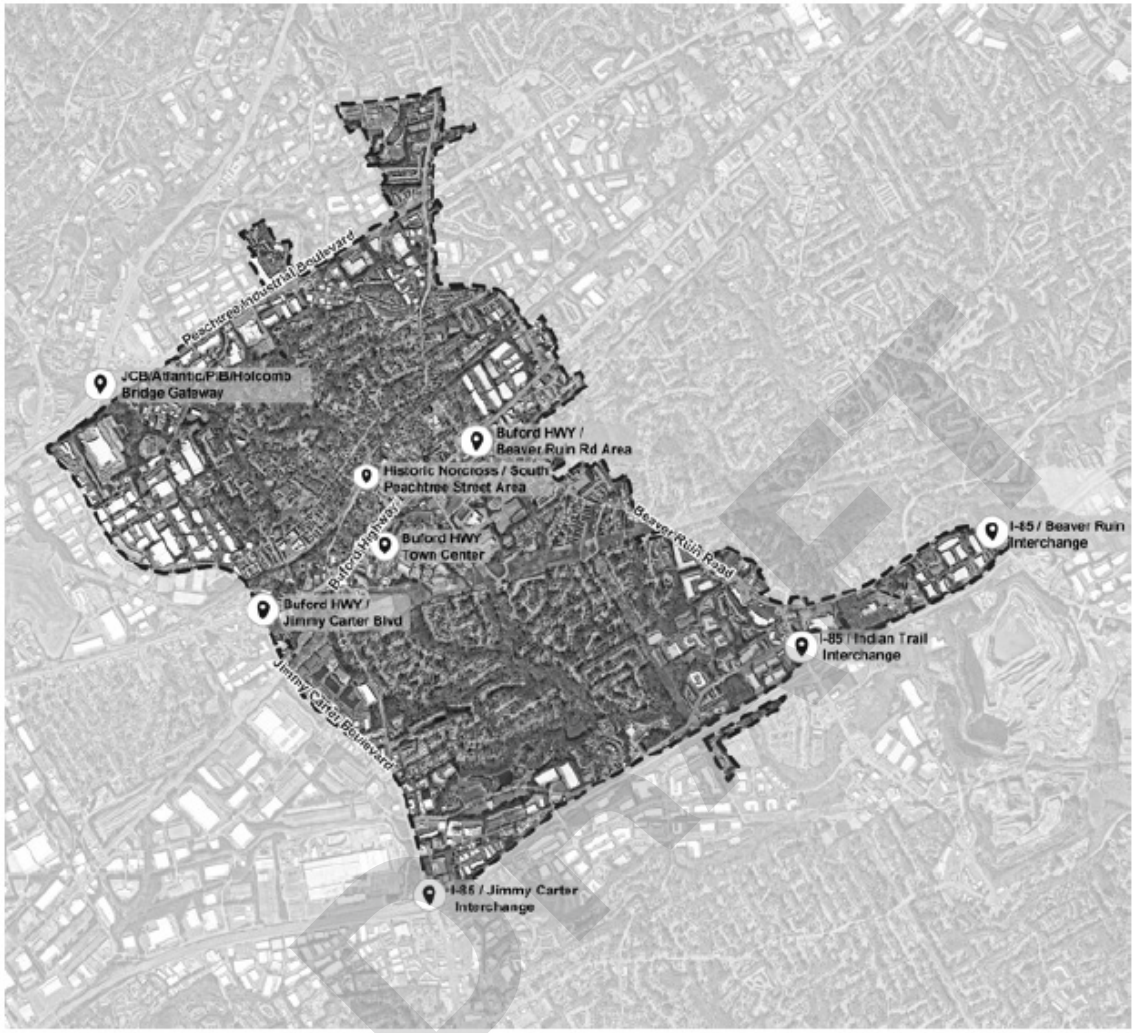
☐ Multi-Family Housing

☐ Townhomes

☐ Other (please specify)

DRAFT

Norcross Survey Map



* 6. Of the locations included in the above map, what top 3 locations are the most appropriate for future commercial/mixed-use development?

- [ ] Historic Norcross / South Peachtree Street Area
- [ ] Buford Highway Town Center (Mitchell Rd to Lively Ave)
- [ ] Buford Highway / Beaver Ruin Rd Area
- [ ] Jimmy Carter Blvd / Buford Hwy gateway
- [ ] JCB /Atlantic / PIB / Holcomb Bridge Gateway
- [ ] I-85 / Jimmy Carter Interchange
- [ ] I-85 / Indian Trail Interchange
- [ ] I-85 / Beaver Ruin Interchange

* 7. What additional amenities would you like to see in Norcross? Select up to three choices.

- [ ] Walking and Biking Trails
- [ ] Parks and Public Gathering Spaces
- [ ] Improved Public Transportation
- [ ] Playgrounds and Sports Facilities
- [ ] Public Art Installations
- [ ] Water Features (fountains, splash pads, etc.)
- [ ] Community Gardens
- [ ] Charging Stations for Electric Vehicles
- [ ] Other (please specify)

* 8. Do you support the City enabling more housing choices across a variety of price points through future development and zoning policies?

- ◯ Yes
- ◯ No
- ◯ Maybe

* 9. Which housing types would you like to see more of in the future? Select all that apply.

- [ ] Single-family detached homes
- [ ] Townhomes and condos
- [ ] Duplexes, triplexes, and quadplexes
- [ ] Cottage homes or cluster homes
- [ ] Low-to-moderate income workforce
- [ ] Multifamily housing
- [ ] Active adult living communities

DRAFT

Norcross Comprehensive Plan and Buford Highway Master Plan Survey

Thursday, September 18, 2025

508

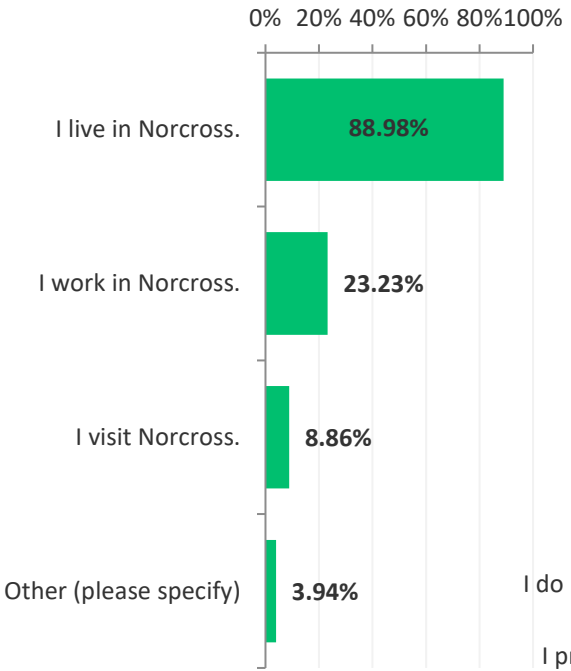
Total Responses

Date Created: Tuesday, July 08, 2025

Complete Responses: 508

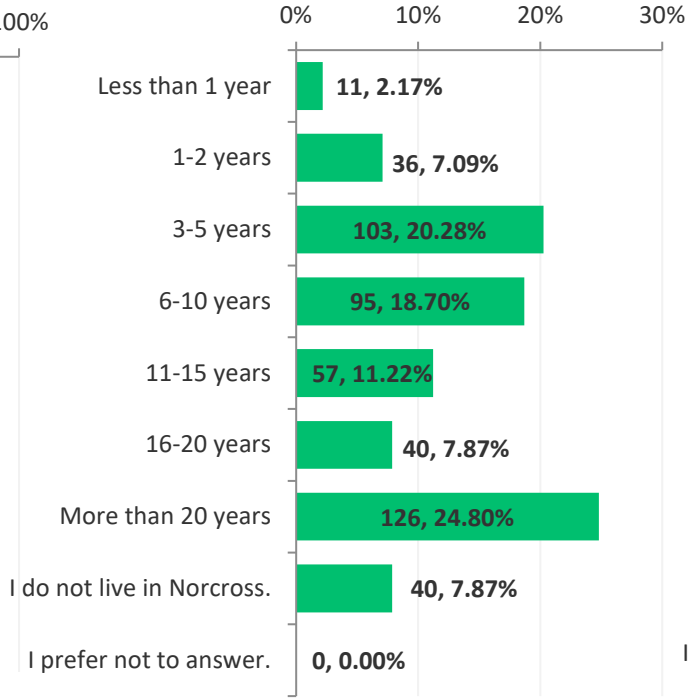
Q1: What is your relationship to Norcross? Please select all that apply.

Answered: 508 Skipped: 0



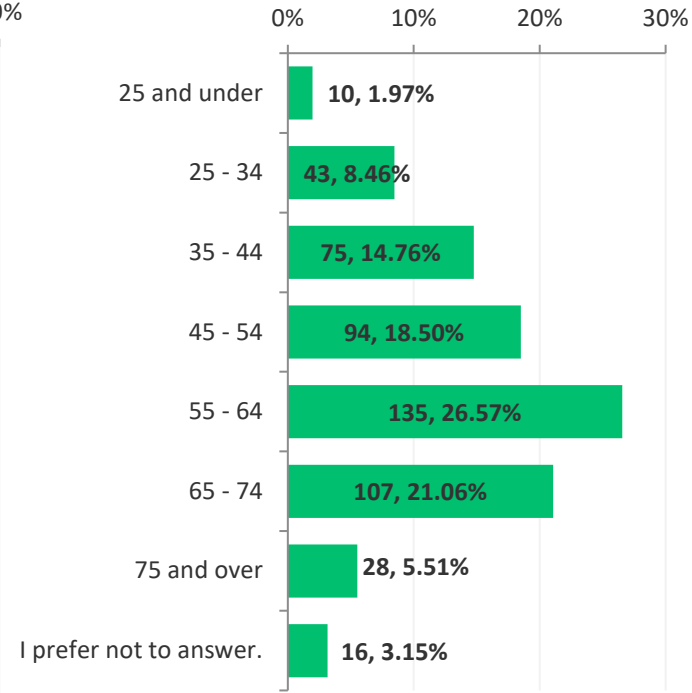
Q2: If you live in Norcross, how long have you been a resident?

Answered: 508 Skipped: 0



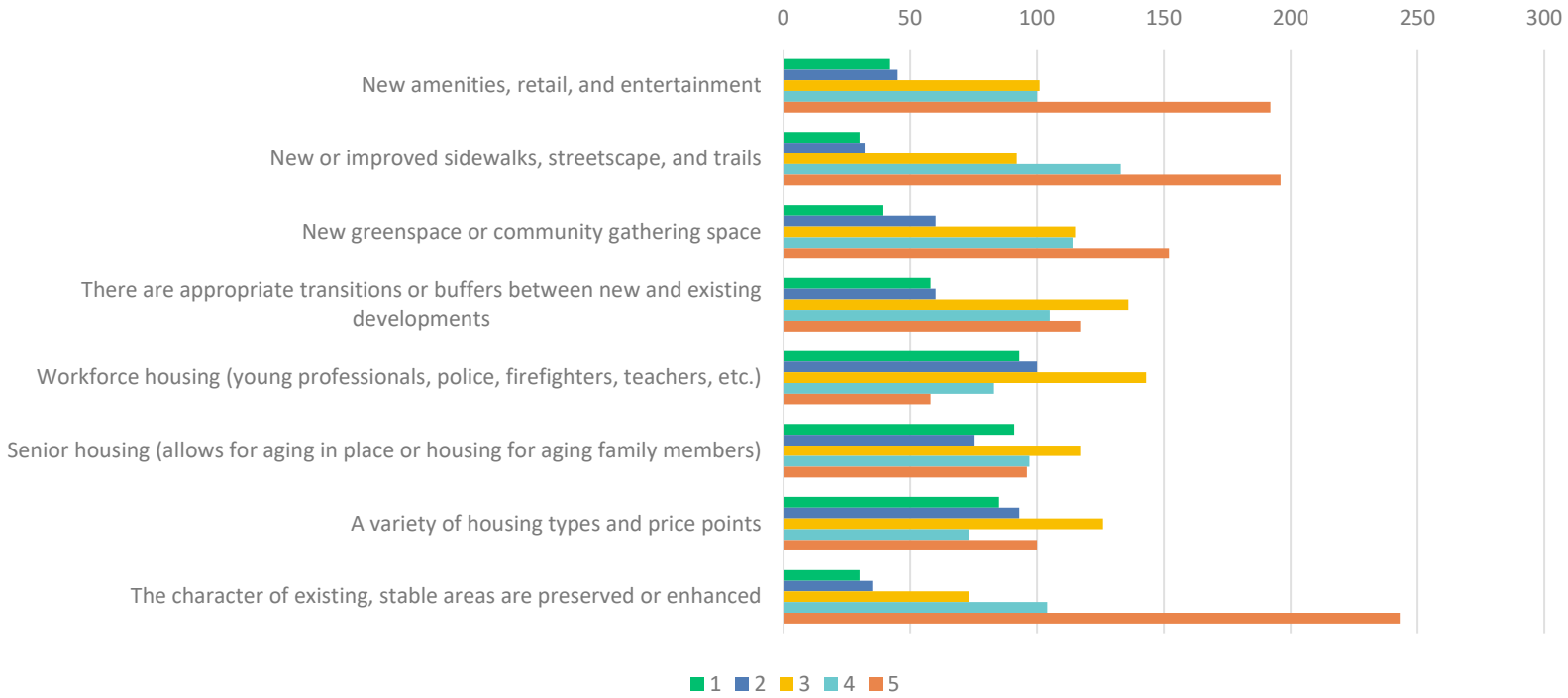
Q3: What is your age?

Answered: 508 Skipped: 0



Q4: When considering redevelopment or infill development within the City of Norcross, which of the following elements are most important to you? Rank each option on a scale of 1 to 5, where 1 is of lowest importance and 5 is of highest importance.

Answered: 487 Skipped: 21



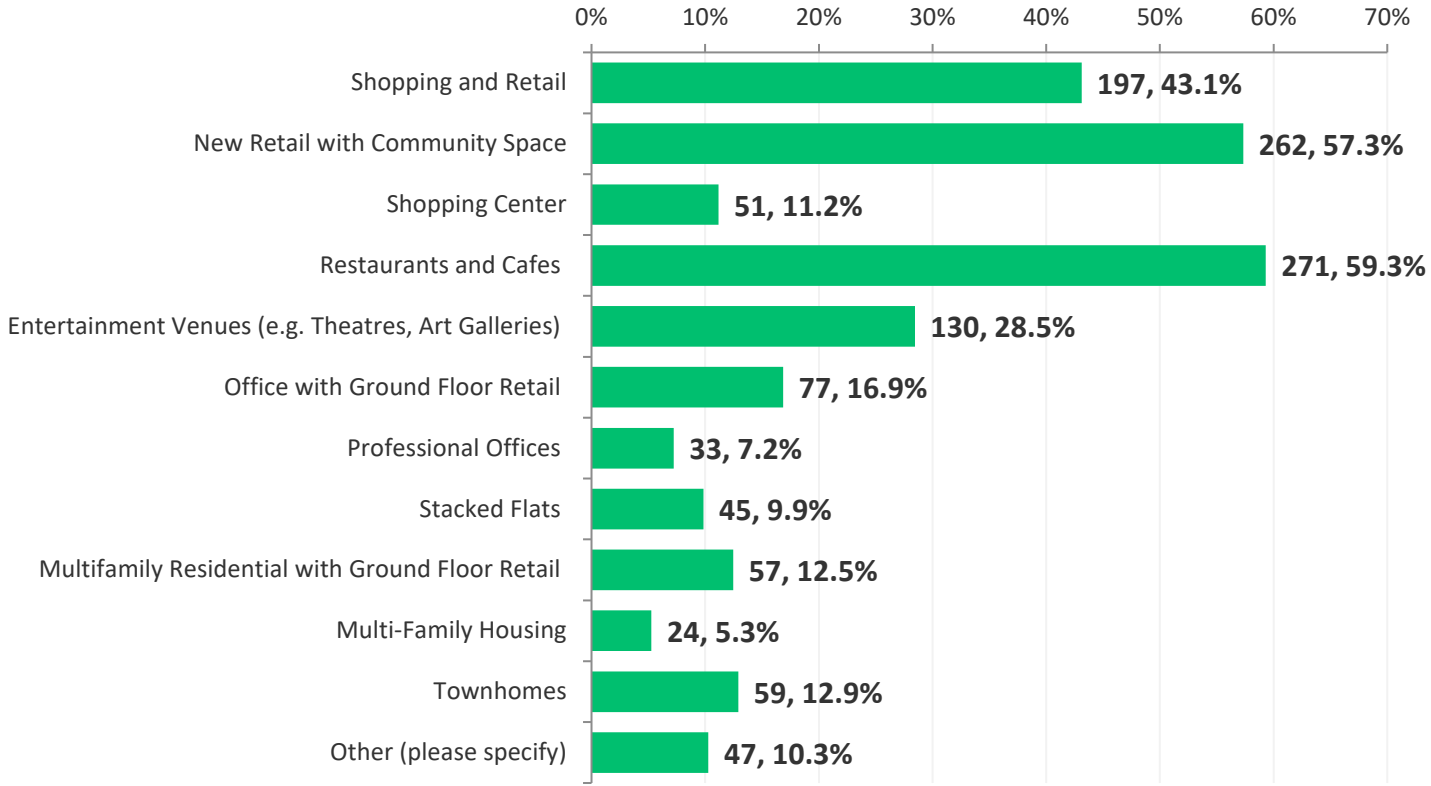
Q4: When considering redevelopment or infill development within the City of Norcross, which of the following elements are most important to you? Rank each option on a scale of 1 to 5, where 1 is of lowest importance and 5 is of highest importance.

Answered: 487 Skipped: 21

	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
New amenities, retail, and entertainment	8.75% 42	9.38% 45	21.04% 101	20.83% 100	40.00% 192	480	3.74
New or improved sidewalks, streetscape, and trails	6.21% 30	6.63% 32	19.05% 92	27.54% 133	40.58% 196	483	3.90
New greenspace or community gathering space	8.13% 39	12.50% 60	23.96% 115	23.75% 114	31.67% 152	480	3.58
There are appropriate transitions or buffers between new and existing developments	12.18% 58	12.61% 60	28.57% 136	22.06% 105	24.58% 117	476	3.34
Workforce housing (young professionals, police, firefighters, teachers, etc.)	19.50% 93	20.96% 100	29.98% 143	17.40% 83	12.16% 58	477	2.82
Senior housing (allows for aging in place or housing for aging family members)	19.12% 91	15.76% 75	24.58% 117	20.38% 97	20.17% 96	476	3.07
A variety of housing types and price points	17.82% 85	19.50% 93	26.42% 126	15.30% 73	20.96% 100	477	3.02
The character of existing, stable areas are preserved or enhanced	6.19% 30	7.22% 35	15.05% 73	21.44% 104	50.10% 243	485	4.02

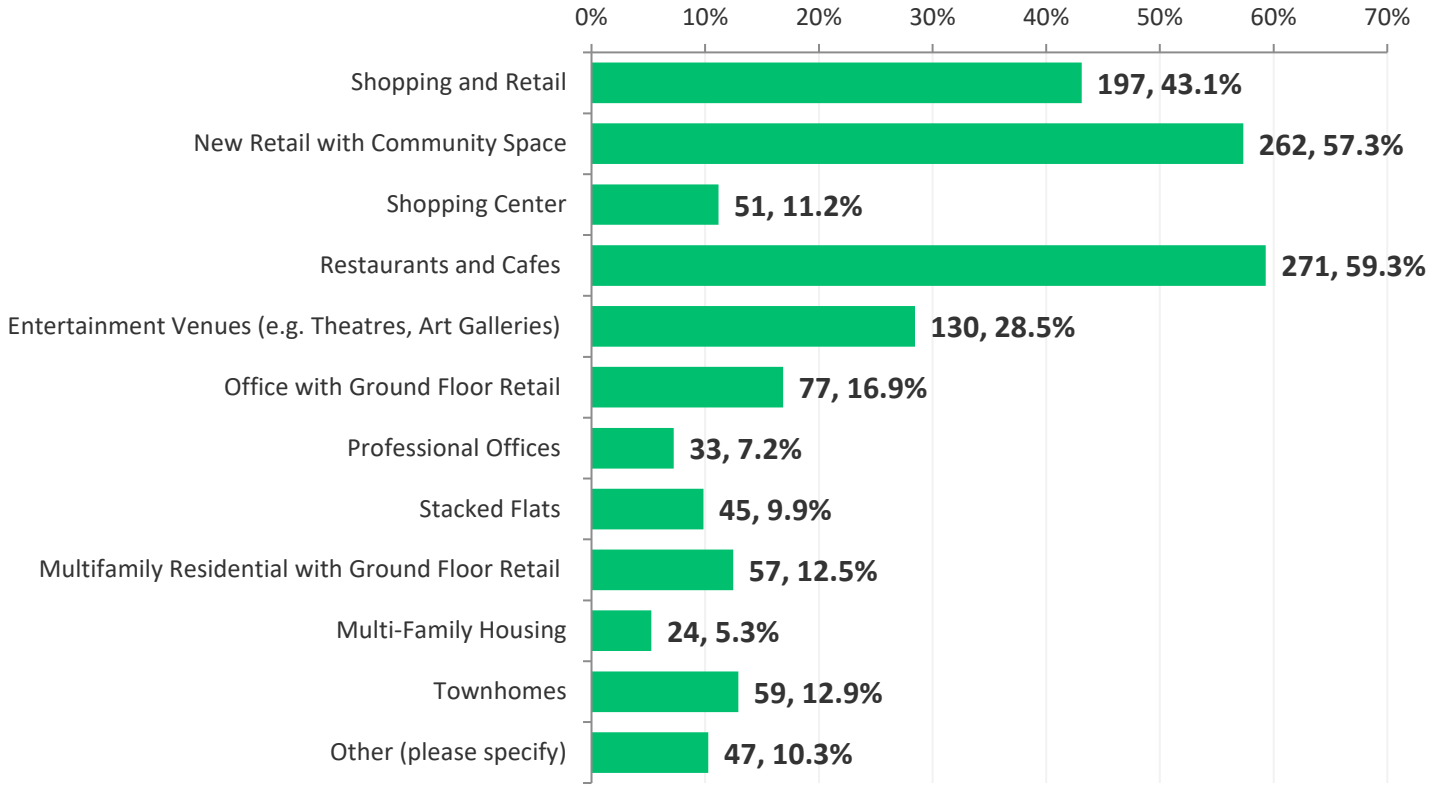
Q5: Within the character areas in the graphic above, what redevelopment models do you believe are the most appropriate for commercial and mixed-use areas? Select up to three choices.

Answered: 457 Skipped: 51



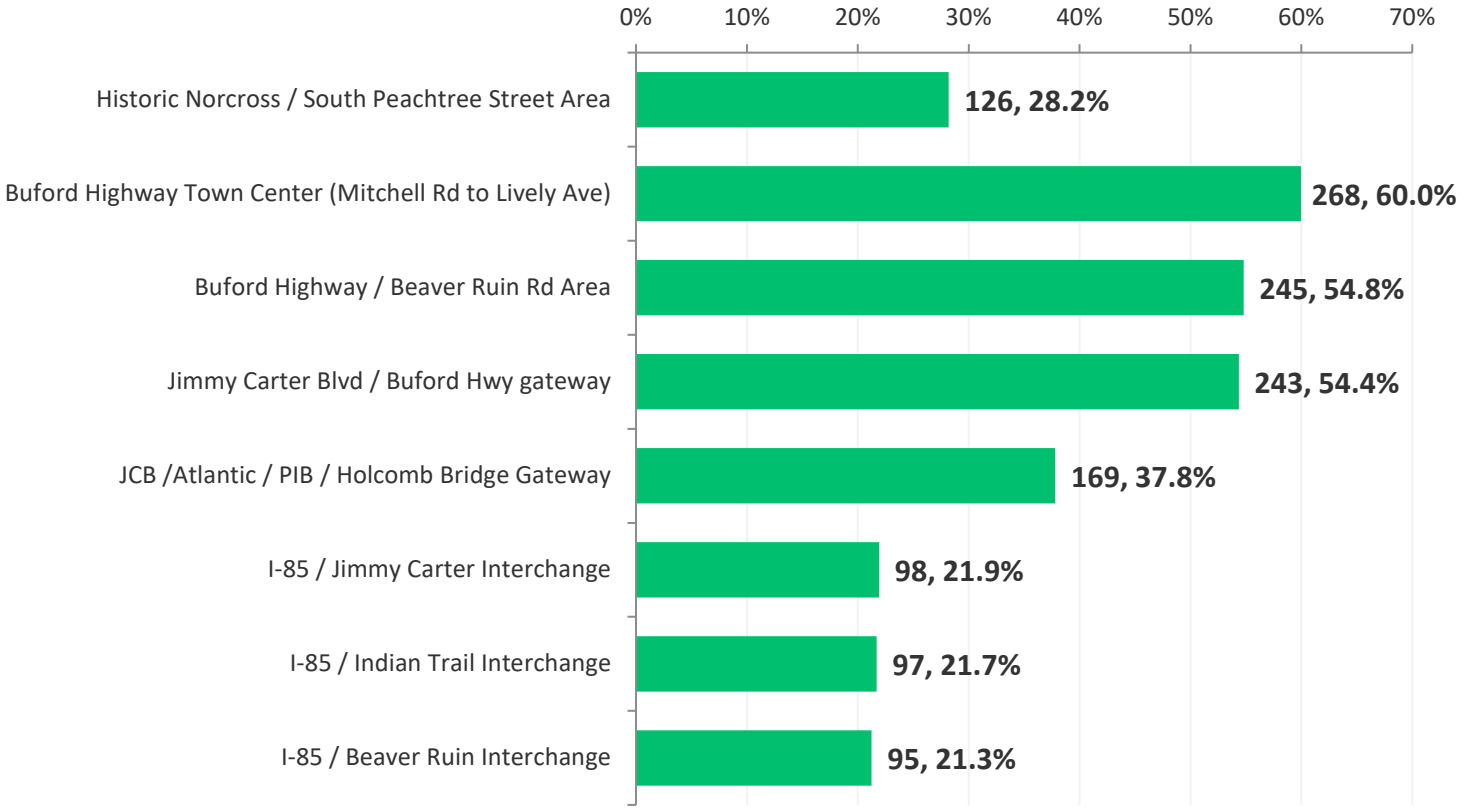
Q5: Within the character areas in the graphic above, what redevelopment models do you believe are the most appropriate for commercial and mixed-use areas? Select up to three choices.

Answered: 457 Skipped: 51



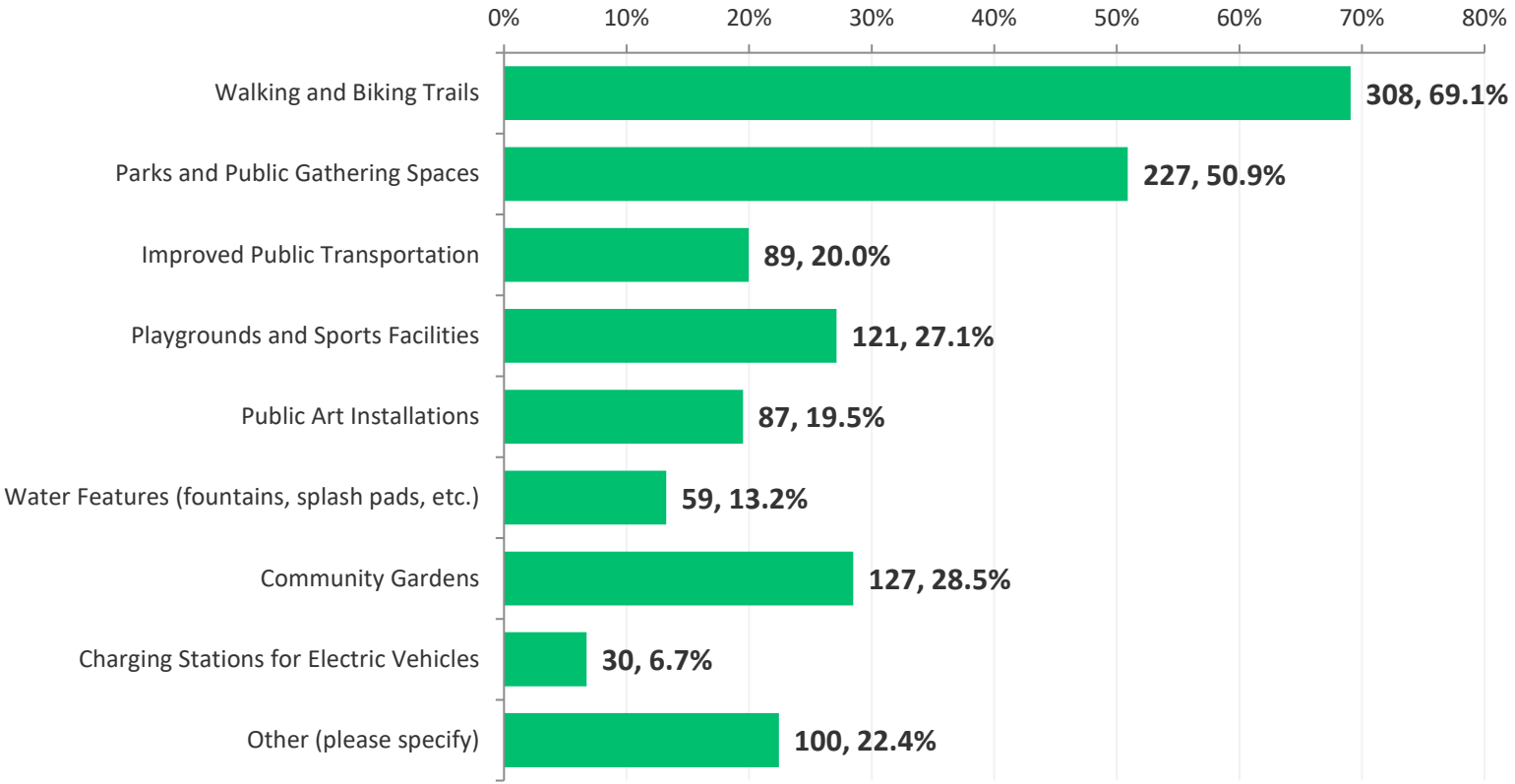
Q6: Of the locations included in the above map, what top 3 locations are the most appropriate for future commercial/mixed-use development?

Answered: 447 Skipped: 61



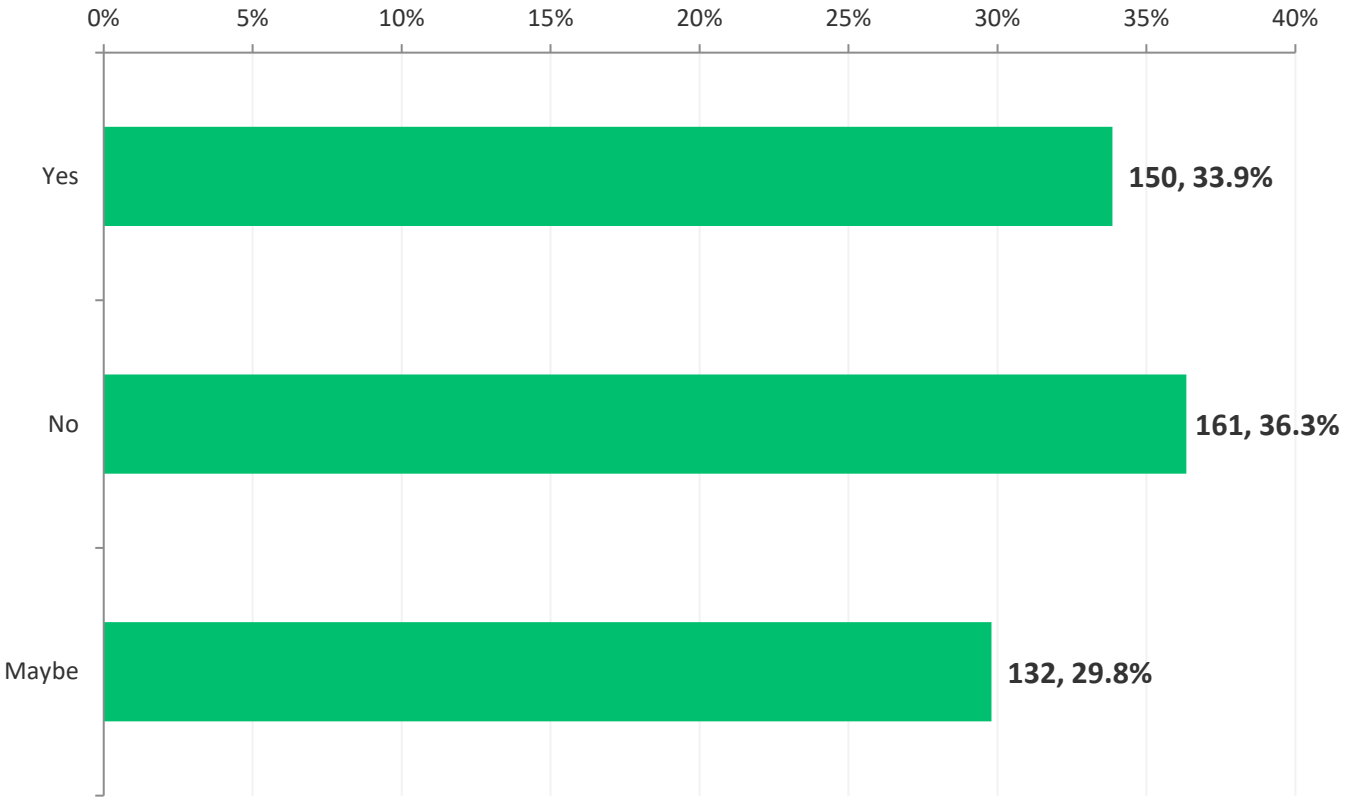
Q7: What additional amenities would you like to see in Norcross? Select up to three choices.

Answered: 446 Skipped: 62



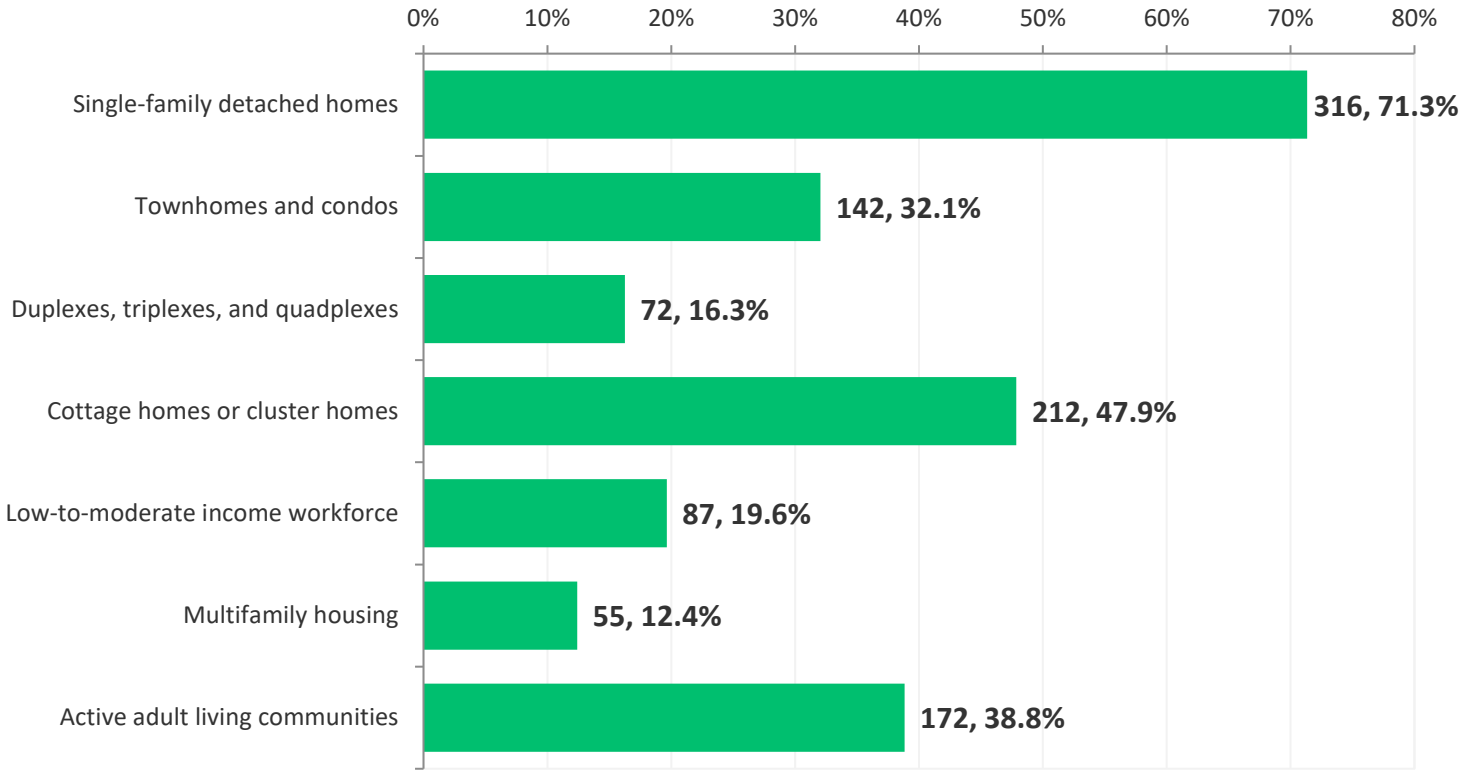
Q8: Do you support the City enabling more housing choices across a variety of price points through future development and zoning policies?

Answered: 443 Skipped: 65



Q9: Which housing types would you like to see more of in the future? Select all that apply.

Answered: 443 Skipped: 65

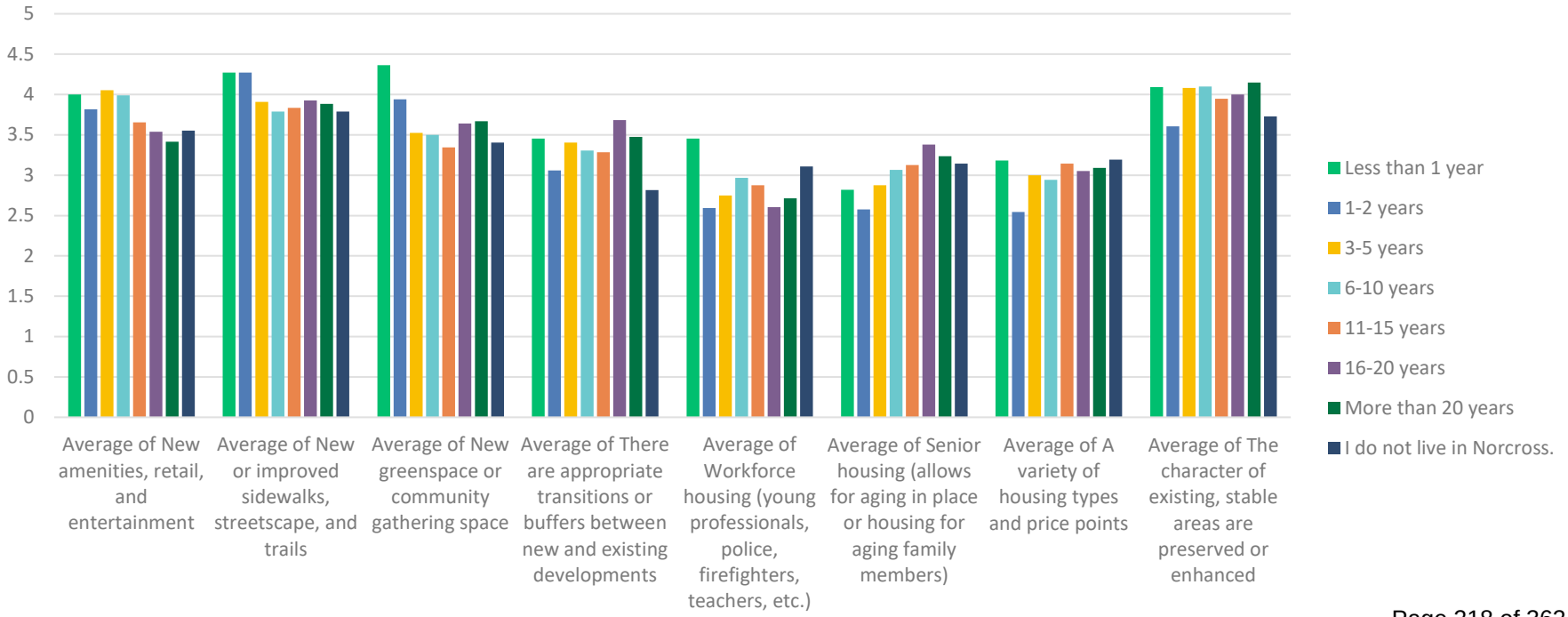


Responses Organized by Length of Residence

Q4: When considering redevelopment or infill development within the City of Norcross, which of the following elements are most important to you? Rank each option on a scale of 1 to 5, where 1 is of lowest importance and 5 is of highest importance.

Answers organized by Length of Residence

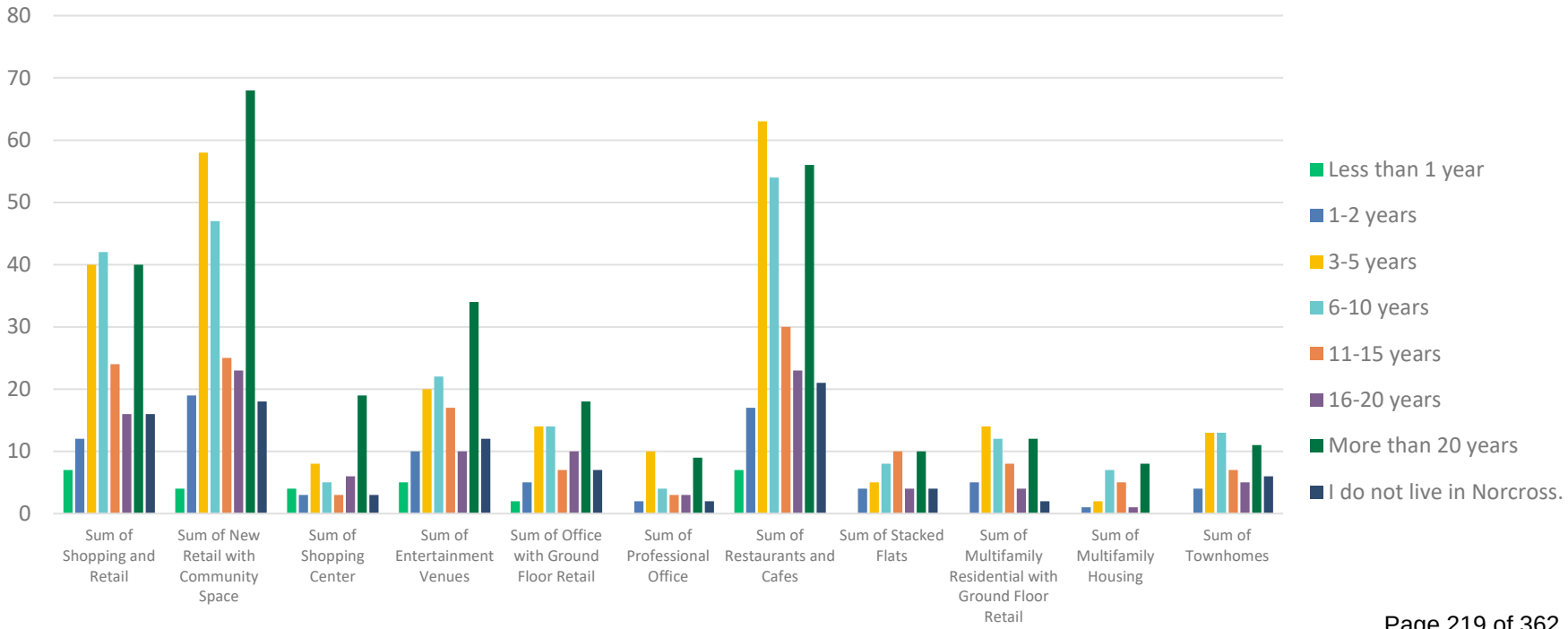
Answered: 487 Skipped: 21



Q5: Within the character areas in the graphic above, what redevelopment models do you believe are the most appropriate for commercial and mixed-use areas? Select up to three choices

Answers organized by Length of Residence

Answered: 457 Skipped: 51



HARRINGTON INSURANCE AGENCY
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Outlook

FW: City of Norcross Comp Plan Amendment: Approved w/Advisory

From Donald Shockey <DShockey@atlantaregional.org>
Date Tue 2/3/2026 2:16 PM
To David Versel <David.Versel@norcrossga.net>; Tracy Rye <Tracy.Rye@norcrossga.net>
Cc Samyukth Shenbaga <SShenbaga@atlantaregional.org>; Andrew Smith <ASmith@atlantaregional.org>; Lauren Blaszyk <LBlaszyk@atlantaregional.org>; Kristin Allin <KAllin@atlantaregional.org>; Paul Donsky <PDonsky@atlantaregional.org>; Tuley, Jon <jon.tuley@kimley-horn.com>

2 attachments (165 KB)

FW: [External Sender] 2026 City of Norcross Comprehensive Plan Amendment - Review Notice and Comments Request; Norcross Comprehensive Plan Housing ;

Caution: This email came from outside Norcross Networks. Do not open attachments or click on links if you do not recognize the sender.

Hi David and Tracy,

Per the below, the DCA has approved the Amendment with only a few advisory changes related to formatting.

The regional review period ended today and minor comments received from the City of Doraville are in the attached email.

Comments related to ARC's regional housing strategies are provided in the second email attachment.

The City can now proceed with finalizing and adopting the Amendment. Once that's done, please provide the adopted version including the resolution of adoption which we'll submit for the DCA records.

Best,

Donald Shockey AICP-CUD, LEED GA, CNU-A
Senior Planner
Community Development

Atlanta Regional Commission ONE great REGION

(O) 470.378.1531 | DShockey@atlantaregional.org

Atlanta Regional Commission | 229 Peachtree Street, NE | Suite 100
Atlanta, Georgia 30303

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From: Juli M. Yoder <juli.yoder@gadca.onmicrosoft.com>
Sent: Tuesday, February 3, 2026 9:45 AM
To: Andrew Smith <ASmith@atlantaregional.org>
Cc: Planning <planning@dca.ga.gov>; Donald Shockey <DShockey@atlantaregional.org>
Subject: City of Norcross Comp Plan Amendment: Approved w/Advisory

Andrew:

Our staff has reviewed the comprehensive plan amendment for the City of Norcross and determined that it adequately addresses the Minimum Standards for Local Comprehensive Planning. However, we have provided advisory comments that we believe could assist the local government in making its plan more useful. Please review these comments with the local government before they adopt the plan amendment. We also have advisory comments for the plan preparer below. These comments need not be shared with the community, but they should be used to improve plans prepared for other communities in the future. If you have any questions about our comments, please contact us at 404-679-5279. As soon as your office provides written notice that the plan has been adopted and provides DCA with a digital copy of the final adopted version of this document, we will award Qualified Local Government status to the local government.

Advisory Comments on the Plan Update
Please consider addressing these items before moving forward with adoption of the plan amendment. We believe they will improve the usability of the document and help maximize its potential benefits.

- * The Land Uses by Character Area table, on page 42, was described as having had the “Skilled Nursing Facilities (no rehab)” use removed; however, it is still listed. It has been removed from the definitions. Please review if this use was intended to be removed from the table.
- * It appears that there is a list of the steering committee members on plan page 6, right before the table of contents. Please ensure this is legible, as right now it appears to be hidden.

Comments for the Plan Preparer

&#61623 Please carefully proofread this submittal for grammatical errors and typos before it is returned to the community for adoption. For instance:
  - * On page 62, it appears that a section header for “Gwinnett Trails” was added to the page; however, no additional info or graphics were included with the header.
  - * It appears that pages 114 and 115 may have been inadvertently shifted to the end of Appendix A as opposed to being situated directly following the community work program.

Thanks,

GEORGIA DEPARTMENT *of* COMMUNITY AFFAIRS

Learn more about our commitment to fair housing.

Juli M. Yoder, AICP
Principal Planner |
Community & Regional Planning
Direct: 404-327-6860
dca.georgia.gov

Outlook

Norcross Comprehensive Plan Housing

From Kristin Allin <KAllin@atlantaregional.org>
Date Tue 2/3/2026 1:52 PM
To Donald Shockey <DShockey@atlantaregional.org>

Donald,

ARC's Metro Atlanta Housing Strategy Toolkit identifies the need to add housing choices in every area throughout the metro area, including increasing density, types of housing, and price points. The Norcross Comprehensive Plan aligns with the recommendations of ARC's Metro Atlanta Housing Strategy. The one-page recommendations for Norcross are here: Norcross City Snapshot and resources accompany these recommendations found here: Resources - Metro Atlanta Housing Strategy.

Further information on the toolkit is here:

About the Metro Atlanta Housing Strategy Toolkit
The Metro Atlanta Housing Strategy Toolkit provides detailed information and data about the region's housing market and offers a set of actionable steps that local communities can consider taking to address their housing issues.Housing Submarkets in the ARC region are defined using home sales data for a point in time. Census data and demographic changes are incorporated to develop strategies and action steps for housing within each submarket.

A Guide for A Healthy Housing Market
The tool is a guide to help the cities and counties in the ARC region understand and take the necessary steps to develop a stronger, healthier housing market that works for everyone.

What is the Definition of Affordable?
The U.S. Department of Housing and Urban Development (HUD), the federal agency responsible for housing policy, defines affordable housing as housing that costs no more than 30% of a household's income. This includes rental costs (including utilities) and, for homeowners, mortgage payments, property taxes, insurance, and utilities. The 30% threshold is designed to ensure that households can afford other essential expenses beyond housing, such as food, transportation, and healthcare.

Housing Strategies and Action Steps
Six housing strategies identified in the tool provide actionable steps and resources to address housing challenges through actionable solutions:

- Increase Supply
- Preserve Affordable Supply
- Reduce Housing & Transportation Costs
- Expand Capital Resources
- Promote Housing Stability
- Develop Leadership & Collaboration on Affordability

Kristin Allin
Principal Planner
Community Development

(O) 470.378.1636 | KAllin@atlantaregional.org

Atlanta Regional Commission | 229 Peachtree Street, NE | Suite 100
Atlanta, Georgia 30303

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Outlook

FW: [External Sender] 2026 City of Norcross Comprehensive Plan Amendment - Review Notice and Comments Request

From Donald Shockey <DShockey@atlantaregional.org>
Date Tue 2/3/2026 1:59 PM
To Donald Shockey <DShockey@atlantaregional.org>

Donald Shockey AICP-CUD, LEED GA, CNU-A
Senior Planner
Community Development

(O) 470.378.1531 | DShockey@atlantaregional.org

Atlanta Regional Commission | 229 Peachtree Street, NE | Suite 100
Atlanta, Georgia 30303

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From: Austin Shelton <Austin.Shelton@Doravillega.us>
Sent: Tuesday, January 27, 2026 3:35 PM
To: Donald Shockey <DShockey@atlantaregional.org>
Cc: Andrew Smith <ASmith@atlantaregional.org>
Subject: RE: [External Sender] 2026 City of Norcross Comprehensive Plan Amendment - Review Notice and Comments Request

Afternoon all!

After reading through the changes, the only comment I have is it seems (to me) overly complicated to split Character Area 7 into two, if the main difference is that larger-scale developments should go on or near Buford Highway, not near the historic town.

Other than that, mostly praise from me. I applaud expanding housing development recommendations to most character areas, as well as changing from building heights to being more focused on context. It's an easier argument for people to understand, and gets the City out of creating and enforcing arbitrary design decisions.

My only recommendation is that the City should add an explicit goal to proactively rezone properties to allow for more diverse types of development, if they have not already done so. Don't wait for it to come to you, make changes where you want to see it.

Austin Shelton
Director of Planning and Community Development
770-451-8745
austin.shelton@doravillega.us
2421 Van Fleet Circle, Ste 200,
Doraville, GA 30360
www.doravillega.us |

Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

AGENDA REPORT

To: Mayor and Council

From: Len Housley, Public Works Director

Meeting Date: March 2, 2026 – Regular Council Meeting

Item No.: 2026-59

Title: Expanded Downtown Parking Planning and Design

CC: Eric Johnson, City Manager

Recommendation
Approve 60% P&E design and additional funding for 100% design and construction plans.

Background
Columbia Engineering is under contract to create concepts, surveys, 60% planning and design, and cost estimates for a future expanded downtown parking project. Approved budget for 60% design was $91,000.

The following is a list of notable actions taken to date:

- Brief to Council on April 21, 2025-concept rendering
- Brief to Council on May 19, 2025-updated rendering
- Brief to Council on June 16, 2025-refined and updated rendering
- Brief to PG&T Board on June 25, 2025-gathered concerns and input
- Brief to Tree Board on July 9, 2025-gathered concerns and input
- Brief to Council on August 4, 2025-provided feedback from boards and rendering revision 6. Council approved revision 6 for civil design planning.
- Brief to Council on October 20, 2025-update on civil P&E
- Site and terrain walk on November 7, 2025, with PG&T and Tree Boards
- Brief to Council on December 15, 2025. Council approved rendering and draft plans for 60% design completion.

The concept rendering version 6 approved by Council showed 70 gained parking spaces. After survey and adherence to Norcross landscape code, we are now at 63 gained parking spaces.

Columbia Engineering has completed Concept Development, Surveys and SUE, and 60% design. To complete final plans for construction, a budget amendment and appropriation of $98,000 is required.

Project Timeline is attached.

Financial Impact

- $98,000 For final construction plans and bidding process
- Estimate for construction cost is $2.5 million (Detailed construction costs will be provided in March 2026.

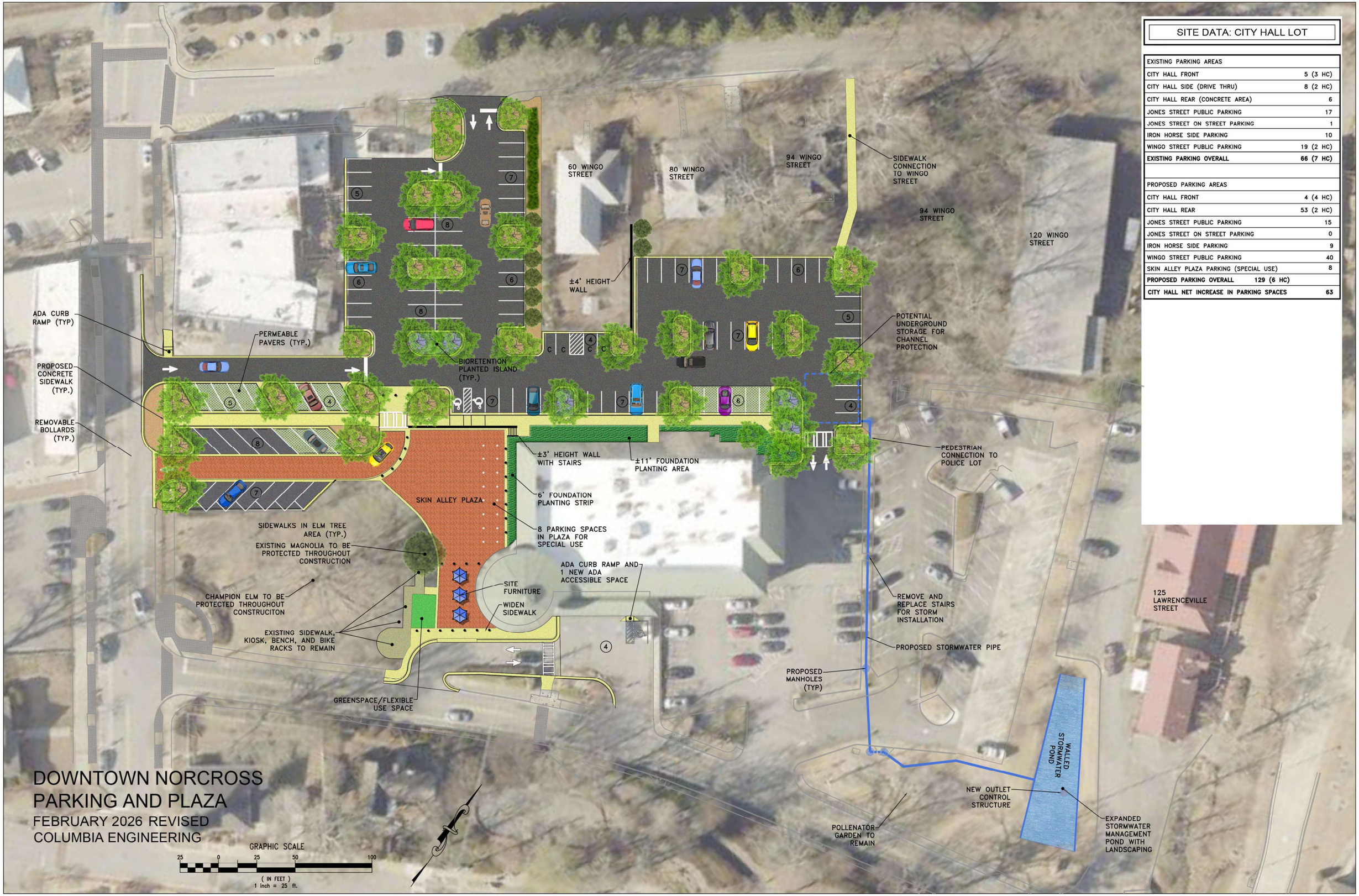
Consistent with Comprehensive Plan? (If applicable, please select which goal applies)

Goal 2, Policy 2-5: Provide pleasant, accessible public gathering places.
Goal 3, Policy 3-5: Encourage parking to be located behind and to the side of buildings.
Goal 6, Policy 6-2: Maximize the use of existing facilities and services.

Attachments

- Feb 25-2026 -NorcrossParking-rendering-B
- Expanded Downtown Parking Civil Plan Set %60
- Expanded Downtown Parking Specification %60
- Costs for 100% Design-Expanded Downtown Parking
- Project Timeline
- Budget Amendment
- Contract for 100% Design

Update



DOWNTOWN NORCROSS PARKING AND PLAZA

FEBRUARY 2026 REVISED

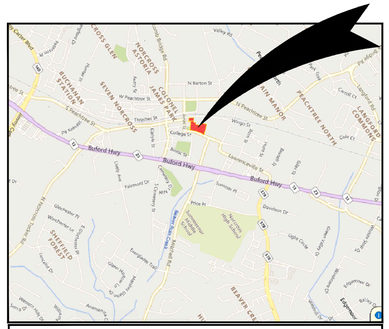
COLUMBIA ENGINEERING

SITE DATA: CITY HALL LOT

EXISTING PARKING AREAS	
CITY HALL FRONT	5 (3 HC)
CITY HALL SIDE (DRIVE THRU)	8 (2 HC)
CITY HALL REAR (CONCRETE AREA)	6
JONES STREET PUBLIC PARKING	17
JONES STREET ON STREET PARKING	1
IRON HORSE SIDE PARKING	10
WINGO STREET PUBLIC PARKING	19 (2 HC)
EXISTING PARKING OVERALL	**66 (7 HC)**
PROPOSED PARKING AREAS	
CITY HALL FRONT	4 (4 HC)
CITY HALL REAR	53 (2 HC)
JONES STREET PUBLIC PARKING	15
JONES STREET ON STREET PARKING	0
IRON HORSE SIDE PARKING	9
WINGO STREET PUBLIC PARKING	40
SKIN ALLEY PLAZA PARKING (SPECIAL USE)	8
PROPOSED PARKING OVERALL	**129 (6 HC)**
CITY HALL NET INCREASE IN PARKING SPACES	**63**

60% PRELIMINARY CONSTRUCTION PLANS
FOR
DOWNTOWN NORCROSS PARKING IMPROVEMENTS

SITE



VICINITY MAP

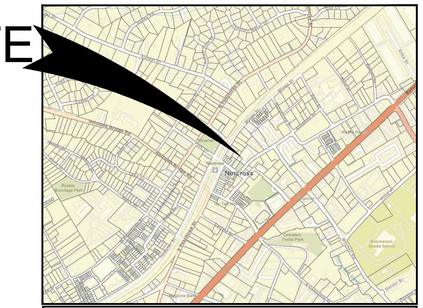
NORCROSS, GWINNETT COUNTY
GEORGIA

NORCROSS, GA 30071

DEVELOPER:

CITY OF NORCROSS
345 LIVELY AVE
NORCROSS, GA 30071
PHONE: 678-421-2000

SITE



LOCATION MAP N.T.S

NORCROSS, GWINNETT COUNTY
GEORGIA

DRAWING INDEX

No.	SHEET NAME	ISSUED	REVISED
C-0	COVER SHEET		
C-0.1	NOTES		
C-1	SITE PLAN		
C-2	EXISTING CONDITIONS AND DEMOLITION PLAN		
C-3	GRADING AND DRAINAGE PLAN		
C-4.1	PHASE I EROSION CONTROL PLAN		
C-4.2	PHASE II EROSION CONTROL PLAN		
C-4.3	PHASE III EROSION CONTROL PLAN		
C-4.4	EROSION CONTROL NOTES		
C-4.5	EROSION CONTROL NOTES		
C-5	UTILITY PLAN		
C-7.1	DETAILS		
C-7.2	DETAILS		
C-7.3	DETAILS		
C-7.4	DETAILS		
C-7.5	DETAILS		
C-7.6	DETAILS		
C-7.7	DETAILS		
C-7.8	DETAILS		
TP-1.0	TREE PROTECTION PLAN		
LA-1.0	LANDSCAPE PLAN		
LA-2.0	LANDSCAPE DETAILS		

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REVISIONS | DATE

60% PRELIMINARY

CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

DATE
02/11/26
Job Number
6170.02

C-0

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GENERAL NOTES

1. EXISTING CONDITIONS, BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS TAKEN FROM A SURVEY LAST REVISED 09/26/2025 & PREPARED BY:
   COLUMBIA ENGINEERING & SERVICES, INC.
   2862 BUFORD HWY, SUITE 200
   DULUTH, GA 30096
   TEL: (770) 925-0357
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
3. THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83 AND THE VERTICAL DATUM IS NAVD88.
4. FOR BENCHMARK INFORMATION SEE EXISTING CONDITIONS AND DEMOLITION PLAN.
5. CONTRACTOR TO PROVIDE "CLEAN" SET OF MARKED UP "AS-BUILT" PLANS TO COLUMBIA ENGINEERING AFTER CONSTRUCTION.
6. DEVELOPER:
   CITY OF NORCROSS
   345 LIVELY AVE
   NORCROSS, GA 30071
   CONTACT: JOHN ARGO
   TEL: 678-421-2000
7. THIS PROPERTY IS LOCATED IN A ZONE X, PER F.I.R.M. MAP OF GWINNETT COUNTY, GEORGIA, PANEL NUMBER 82 OF 155, MAP NUMBER 13135C0082G, MAP REVISED MARCH 4, 2013.

SITE NOTES

1. EXISTING INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY DATED 09/26/2025 & PREPARED BY:
   COLUMBIA ENGINEERING & SERVICES, INC.
   2862 BUFORD HWY, SUITE 200
   DULUTH, GA 30096
   TEL: (770) 925-0357
2. DEVELOPER/OWNER:
   CITY OF NORCROSS
   345 LIVELY AVE
   NORCROSS, GA 30071
   TEL: 678-421-2000
3. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL, AND LOCAL CODES, SPECIFICATIONS AND REQUIREMENTS. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE.
4. DEVIATIONS FROM THESE PLANS AND NOTES WITHOUT PRIOR CONSENT OF THE OWNER, THEIR REPRESENTATIVE, OR THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
5. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT, READY TO USE. ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB SHALL BE FURNISHED AND INSTALLED. THIS WILL INCLUDE ALL STRIPING AND PARKING LOT SIGNAGE.
6. CONTRACTOR SHALL FURNISH AND MAINTAIN ANY AND ALL NECESSARY BARRICADES AROUND THE WORK AND PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
7. ALL BUILDING DIMENSIONS AND DOOR LOCATIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS.
8. FOR CONSTRUCTION DETAILS, SEE DETAIL SHEETS.
9. ALL SITE DIMENSIONS ARE TO THE FACE OF CURB EXCEPT WHERE NOTED.
10. ALL ON SITE CURB SHALL BE 24" CURB & GUTTER. UNLESS OTHERWISE NOTED.
11. ALL WORK ON-SITE MUST CONFORM TO CITY OF NORCROSS STANDARDS.
12. SEE DETAILS FOR PAVING SECTIONS.
13. PAVEMENT MARKING, INCLUDING STANDARD HANDICAP SYMBOLS, PARKING STRIPING AND TRAFFIC ARROWS, SHALL BE PAINTED ON PAVEMENT AT LOCATIONS SHOWN. SEE PAVEMENT MARKING DETAIL.
14. SITE CONTRACTOR TO VERIFY EXISTING TOPOGRAPHIC AND UTILITY DATA PRIOR TO ANY CONSTRUCTION.
15. PROVIDE BOLLARDS AT LOCATIONS SHOWN, AND AROUND TRANSFORMERS, GAS METERS, AND OTHER UTILITIES IN VULNERABLE TRUCK AREAS.
16. WARRANTY: THIS SUBCONTRACTOR SHALL WARRANT ALL ASPHALT AGAINST ALL DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR.
17. ALL CURB AND GUTTER SHALL HAVE A 4' RADIUS UNLESS OTHERWISE NOTED ON THE PLANS.
18. SITE CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5'-0" OF BUILDING. UNLESS OTHERWISE NOTED ON THE PLANS.
19. ALL PAINT SHALL BE APPLIED ACCORDING WITH THE MANUFACTURERS SPECIFICATIONS TO INCLUDE A MINIMUM OF TWO COATS AND A THICKNESS OF 15 MILS ± 1 MIL WET.
20. ALL PAINTED STRIPING IN PARKING LOT & ASPHALT PAVED AREAS SHALL BE PAINTED WITH A PRODUCT THAT PROVIDES A HIGH SLIP-RESISTANT FINISH IN WET & DRY PAVEMENT CONDITIONS.
21. ALL YELLOW PAINT TO BE ACRYSET AY-251 OR APPROVED EQUAL.
22. ALL BLUE PAINT TO BE ACRYSET HANDICAP BLUE AL-247 OR APPROVED EQUAL.
23. ALL WHITE PAINT TO ACRYSET AW-250 OR APPROVED EQUAL.
24. SOLID WASTE, RECYCLING CONTAINERS, OR MECHANICAL EQUIPMENT THAT ARE PART OF THE PRIMARY AND ACCESSORY STRUCTURE SHALL BE SCREENED AND SHALL BE CONSTRUCTED OF THE SAME MATERIALS USED FOR THE ELEVATION OF WHICH THE SCREEN IS A PART.

GRADING AND DRAINAGE NOTES

1. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA. LOCATIONS OF EXISTING UTILITIES, AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. ALL STORM SEWER PIPE TO BE RCP CLASS III EXCEPT WHERE NOTED ON THE PLANS OR REQUIRED BY JURISDICTION.
3. FOR GRADING & DRAINAGE FACILITY DETAILS, SEE DETAIL SHEETS.
4. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER (SEE PLANS).
5. ALL CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO APPLICABLE STATE AND LOCAL JURISDICTIONAL REQUIREMENTS.
6. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED, AND RIPRAP MUST BE PLACED AS NECESSARY TO CONTROL EROSION.
7. GRADING CONTRACTOR IS RESPONSIBLE FOR STRIPPING AND STOCKPILING OF TOPSOIL. GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR SPREADING 4" OF TOPSOIL ON LANDSCAPE AREAS AND REMOVING FROM SITE EXCESS TOPSOIL. GRADING CONTRACTOR SHALL PREPARE SUBGRADE FOR PAVEMENT AND CURBS AND BACKFILL CURBS AFTER CURB CONSTRUCTION.
8. GRADING CONTRACTOR SHALL PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
9. CONTRACTOR SHALL CONFINE HIS OFF-SITE ACTIVITIES TO EXISTING RIGHTS OF WAY AND EASEMENTS.
10. ALL DISTURBED AREAS SHALL BE STRIPPED OF ORGANIC MATERIAL, TOPSOIL, AND DEBRIS PRIOR TO CONSTRUCTION.
11. ONCE STRIPPING HAS BEEN COMPLETED, ALL AREAS TO RECEIVE FILL SHOULD BE PROOF-ROLLED IN THE PRESENCE OF A REPRESENTATIVE OF THE SOILS ENGINEER. SOFT AREAS ENCOUNTERED DURING PROOF-ROLLING SHALL BE STABILIZED BY COMPACTION OR UNDERCUT.
12. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
13. REQUIREMENTS FOR STORM PIPE BEDDING ARE SHOWN ON THE DETAIL SHEETS.
14. ALL RCP PIPE JOINTS SHALL BE BELL & SPIGOT TYPE WITH A RUBBER GASKET CONFORMING TO ASTM C-443. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M-170 AND/OR ASTM C-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1030-D, GEORGIA DOT SPECIFICATION, TABLE NO. 1 INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 550 OF THE GEORGIA DOT STANDARD SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.

UTILITY PLAN NOTES

1. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE SPECIFICALLY RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MIGHT HAVE EXISTING UTILITIES ON SITE TO DETERMINE IF ANY EXIST AND HOW TO HANDLE. ENGINEER CANNOT BE RESPONSIBLE FOR EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THEM REGARDING UTILITY LOCATIONS, AND CONSTRUCTION SCHEDULES.
3. ALL CONNECTIONS TO EXISTING UTILITIES AND ALL UTILITY INSTALLATIONS SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.
4. ALL SANITARY SEWER PIPE SHALL BE PVC ASTM D-3034 SDR-26 OR DIP AWWA C151 CLASS 200 UNLESS OTHERWISE SPECIFIED AND HAVE EPOXY COATING.
5. ALL SANITARY SEWER PVC ASTM D-3034 SDR 26 PIPE SHALL HAVE CLEAN FLEXIBLE JOINTS PER ASTM D-3212.
6. RIGID PIPE BEDDING SHALL BE PER ASTM C-12, FLEXIBLE PIPE BEDDING PER ASTM D-2321.
7. FOR GRADING AND DRAINAGE INFORMATION, SEE GRADING AND DRAINAGE PLAN.
8. AT COMPLETION OF SEWER CONSTRUCTION, ALL MANHOLES, STUBS AND APPURTENANCES SHALL BE SET FOR PROPER FINISH GRADE AND SHALL BE NOTICEABLY STAKED AND FLAGGED. SITE UTILITY SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE ABOVE ITEMS UNTIL SYSTEM IS ACCEPTED BY OWNER.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIRTY SIX INCHES (36") OF COVER OVER THE PROPOSED WATER MAINS AND EIGHTEEN INCHES (18") OF VERTICAL SEPARATION FROM OTHER UTILITIES. WHERE LIMITED ROOM EXISTS ABOVE STORM OR SANITARY SEWERS, WATER LINE SHALL BE CONSTRUCTED UNDERNEATH AT THOSE LOCATIONS, MAINTAINING THE EIGHTEEN INCH (18") SEPARATION REQUIREMENT. ALL UTILITY REQUIREMENTS WILL BE COMPLIED WITH AT CROSSINGS.
10. SEE DETAIL SHEETS FOR UTILITY DETAILS.

EROSION & SEDIMENT CONTROL NOTES

1. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PRECAUTIONS AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
2. **ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.**
3. **ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN FOURTEEN (14) DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY GRASSING. STABILIZATION MEASURES SHALL BE INITIATED BY THE FOURTEENTH DAY, OR AS SOON AS PRACTICABLE, AFTER THE TEMPORARY OR PERMANENT CEASE OF CONSTRUCTION ACTIVITY.**
4. ANY DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ONSITE INSPECTION.
7. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
8. STORM SEWER SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
9. PRIOR TO STORM SEWER SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFFSITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ONSITE DURING ALL PHASES OF CONSTRUCTION.
10. CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
11. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL CONFORM TO LOCAL CITY AND STATE REQUIREMENTS.
12. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL CITY AND STATE REQUIREMENTS.
13. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL CITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.
14. THE CONTRACTOR MUST GRADE THE BASINS, AS SHOWN ON THE PLANS. THE CONTRACTOR MUST REMOVE SILT AND DEBRIS FROM THE BASINS AND SILT FENCES WHEN BASINS ARE ONE THIRD-FILLED WITH SILT. AFTER ALL GRADING HAS BEEN COMPLETED, THE CONTRACTOR SHALL GRADE THE BASINS TO THE GRADING LIMITS AND STABILIZE ALL DISTURBED AREAS WITH GRASSING.
15. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
16. A MINIMUM OF 10 SQUARE YARDS OF 50 POUND STONE SHALL BE PLACED AT ALL DOWNSTREAM HEADWALLS. VERIFY SPECIFIC DESIGN REQUIREMENTS WITH THE DETAILS.
17. NO GRADE SLOPE SHALL EXCEED 2H:1V.
18. **EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR AS NECESSARY TO CONTROL OR TREAT THE SEDIMENT SOURCE.**
19. ALL CUT & FILL SLOPES SHALL BE 2:1 OR FLATTER.
20. NO CLEARING OF THE SITE SHALL OCCUR UNTIL ALL BASINS, DIVERSIONS, AND SEDIMENT CONTROLS ARE INSTALLED, STABILIZED AND FUNCTIONAL.
21. CONTRACTOR SHALL REMOVE ALL SILT FENCE AT COMPLETION OF PROJECT BUT NOT BEFORE GROUND IS PERMANENTLY STABILIZED.
22. ALL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO PERFORMING DEMOLITION, CLEARING AND GRADING WORK.
23. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
24. ANY AMENDMENTS/REVISIONS TO THE EROSION & SEDIMENT CONTROL PLANS WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
25. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
26. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SEDIMENT CONTROL MEASURES INCLUDING SILT FENCE, TREE PROTECTION FENCE, ETC. AT THE COMPLETION OF THE PROJECT AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.
27. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 – TYPE C TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION, AND BE WIRE REINFORCED.
28. ALL DOUBLE ROW SILT FENCE SHALL BE AT LEAST 36" APART AND HAVE MULCH INSTALLED BETWEEN THE DOUBLE ROW.
29. **THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS & PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION.**
30. THERE ARE NO WETLANDS AND STATE WATERS ON THE PROJECT SITE.

GENERAL CONSTRUCTION NOTES

1. EXISTING INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SURVEY DATED 09/26/2025 & PREPARED BY:
   COLUMBIA ENGINEERING & SERVICES, INC.
   2862 BUFORD HWY, SUITE 200
   DULUTH, GA 30096
   TEL: (770) 925-0357
2. PROPERTY OWNER/DEVELOPER:
   CITY OF NORCROSS
   345 LIVELY AVE
   NORCROSS, GA 30071
   TEL: 678-421-2000
3. ALL WORK SHALL COMPLY WITH APPLICABLE GEORGIA DOT, FEDERAL, AND LOCAL CODES, SPECIFICATIONS AND REQUIREMENTS. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE PRIOR TO THE START OF CONSTRUCTION.
4. DEVIATIONS FROM THESE PLANS AND NOTES WITHOUT PRIOR CONSENT OF THE OWNER, THEIR REPRESENTATIVE, OR THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
5. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO COVER A COMPLETE PROJECT, READY TO USE. ALL ITEMS NECESSARY FOR A COMPLETE AND WORKABLE JOB SHALL BE FURNISHED AND INSTALLED.
6. IF ANY CONFLICTS OR DISCREPANCIES ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OF THE FIELD CONDITIONS, THE GENERAL CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE CONSTRUCTION UNTIL THE CONFLICTS OR DISCREPANCIES ARE RESOLVED.
7. THE CONTRACTOR SHALL FURNISH ALL MATERIALS NECESSARY TO COMPLETE THE PROPOSED WORK UNLESS OTHER PROVISIONS HAVE BEEN AGREED UPON PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DELIVER ALL MATERIALS TO THE DESIGNATED ACCESS POINTS AND STAGING AREAS.
8. CONTRACTOR SHALL FURNISH AND MAINTAIN ANY AND ALL NECESSARY BARRICADES AROUND THE WORK AND PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
9. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL LIGHTS, GUARDS, SIGNS, OR OTHER PRECAUTIONS NECESSARY FOR THE SAFETY OF ALL PERSONS.
10. QUANTITIES SHOWN ON THE PLANS ARE FOR ESTIMATION PURPOSES ONLY. CONTRACTOR IS TO VERIFY ALL QUANTITIES TO BE INCLUDED IN THE BID PRICE.
11. SITE CONTRACTOR TO VERIFY EXISTING TOPOGRAPHIC AND UTILITY DATE PRIOR TO ANY CONSTRUCTION.
12. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE IN LOCATION AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY UNDER THIS REQUIREMENT. "EXISTING UTILITY FACILITIES" MEANS ANY UTILITY THAT EXISTS ON THE PROJECT IN ITS ORIGINAL, RELOCATED, OR NEWLY INSTALLED POSITION. ALL UTILITY FACILITIES WHICH ARE IN CONFLICT WITH CONSTRUCTION ARE TO BE REMOVED OR RELOCATED TO CLEAR CONSTRUCTION IN ADVANCE OF THIS WORK.
13. UTILITY COORDINATION WILL BE REQUIRED AS PART OF THIS CONTRACT. THE CONTRACTOR WILL BE REQUIRED TO USE THE ONE-CALL CENTER TELEPHONE NUMBER, 811 OR 1-800-282-7411, FOR THE PURPOSE OF COORDINATING THE MARKING OF UNDERGROUND UTILITIES. MORE INFORMATION CAN BE FOUND AT THE GAUPC.COM WEBSITE.
14. GENERAL CONTRACTOR TO COORDINATE WITH UTILITY OWNERS EXISTING LOCATIONS OF FACILITIES AND PROPOSED WORK AROUND THESE FACILITIES. IF RELOCATION OF EXISTING FACILITIES IS NEEDED, COORDINATE RELOCATION WORK WITH UTILITY OWNER. COORDINATE LOSS OF SERVICE WITH UTILITY OWNERS AND CUSTOMERS.
15. CONTRACTOR TO CONFIRM SANITARY SEWER, WATER LINE, AND STORM SEWER ELEVATIONS AND MAINTAIN A MINIMUM CLEARANCE FROM SANITARY SEWER OF 18" UNLESS SPECIFIED BY THE ENGINEER.
16. CONTRACTOR SHALL MAINTAIN ACCESS TO FIRE PROTECTION APPURTENANCES (FIRE HYDRANTS AND VALVES).
17. ALL TREES, UTILITIES AND OTHER SITE FEATURES SHALL BE PROTECTED UNLESS MARKED FOR REMOVAL OR RELOCATION.
18. TYPE OF GRASS OR SOD USED ON THIS PROJECT WILL BE REQUIRED TO MATCH ANY TYPE OF GRASS OR SOD WHICH MAY BE PLANTED AND GROWING ON THE ADJACENT LAWN, I.E. BERMUDA SO FOR BERMUDA SOD, ZOYSIA FOR ZOYSIA, ETC. SEE PLANS FOR DELINEATION.
19. ALL EXISTING PIPE SHALL REMAIN UNLESS OTHERWISE NOTED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
20. ALL ITEMS REMOVED OR DEMOLISHED BY THE CONTRACTOR WHICH ARE NOT REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BECOME THE CONTRACTOR'S RESPONSIBILITY FOR PROPER DISPOSAL.
21. DEMOLITION ACTIVITIES ARE NOT EXPECTED TO INCLUDE THE REMOVAL OF HAZARDOUS MATERIALS. IN THE EVENT THAT HAZARDOUS MATERIAL ARE ENCOUNTERED OR SUSPECTED, CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY SUCH MATERIAL.
22. INGRESS AND EGRESS SHALL BE MAINTAINED AT ALL TIMES TO ADJACENT PROPERTIES.
23. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH SUITABLE BORROW MATERIAL FOR THE PROJECT AND DISPOSE OF ANY UNSUITABLE OR WASTE MATERIAL.
24. FILL MATERIALS SHOULD BE LOW PLASTICITY SOIL (PLASTICITY INDEX LESS THAN 30), FREE OF NON-SOIL MATERIALS AND ROCK FRAGMENTS LARGER THAN 3 INCHES IN ANY ONE DIMENSION. SOIL MOISTURE CONTENT SHOULD BE MAINTAINED WITHIN 3 PERCENT OF THE OPTIMUM MOISTURE CONTENT. ORGANIC AND/OR DEBRIS LADEN MATERIAL (>3% ORGANICS, BY WEIGHT) IS NOT SUITABLE FOR RE-USE AS STRUCTURAL FILL.
25. FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS (MAXIMUM 8-INCH) AND COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). THE UPPER 8 INCHES OF SOIL BENEATH PAVEMENTS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT.
26. ALL RETAINING WALLS, LANDSCAPE WALLS, AND SHORING OVER 4' HIGH SHALL BE DESIGNED AND SEALED BY A LICENSED GEORGIA PROFESSIONAL STRUCTURAL ENGINEER.
27. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE ACTIVITIES AND SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVISES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION OR AS DIRECTED BY THE ENGINEER.
28. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
29. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50- FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
30. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
31. ALL CUT AND FILL SLOPES SHALL BE GRASSED IMMEDIATELY AFTER THE SLOPES ARE ESTABLISHED IN ORDER TO REDUCE EROSION. IF THE SEASON DOES NOT PERMIT GRASSING, TEMPORARY MULCH SHALL BE USED AS DIRECTED BY THE ENGINEER.
32. THE CONTRACTOR SHALL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REGRADING AS REQUIRED BY THE ENGINEER.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROL OF WATER TO INCLUDE, BUT NOT BE LIMITED TO, BYPASS PUMPING, DEWATERING, LOCALIZED DEWATERING TO CONTROL GROUNDWATER INFLOW, AND/OR STREAM DIVERSION. NO SEPARATE PAYMENT WILL BE MADE; DEWATERING IS INCIDENTAL TO THE CONTRACT.
34. THE CONTRACTOR SHALL ONLY USE ACCESS PATHS AND STAGING AREAS SHOWN ON THE DRAWINGS. ANY ALTERNATE ACCESS PLANNED BY THE CONTRACTOR SHALL BE APPROVED BY THE ENGINEER AND PROJECT OWNER PRIOR TO USE.
35. CONTRACTOR TO REPAIR ANY SEPTIC AND/OR IRRIGATION LINES AND APPURTENANCES DAMAGED AS A RESULT OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE FOR DAMAGE TO SEPTIC AND/OR IRRIGATION LINES AND APPURTENANCES NOT ILLUSTRATED ON THE CONSTRUCTION PLANS.
36. A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGE WILL BE REQUIRED FOR THIS PROJECT.

CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

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(770) 925-0357

PROJECT
DOWNTOWN NORCROSS PARKING IMPROVEMENTS
65 LAWRENCEVILLE STREET
NORCROSS, GA 30071

CLIENT
CITY OF NORCROSS
345 LIVELY AVE
NORCROSS, GA 30071

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NOTES

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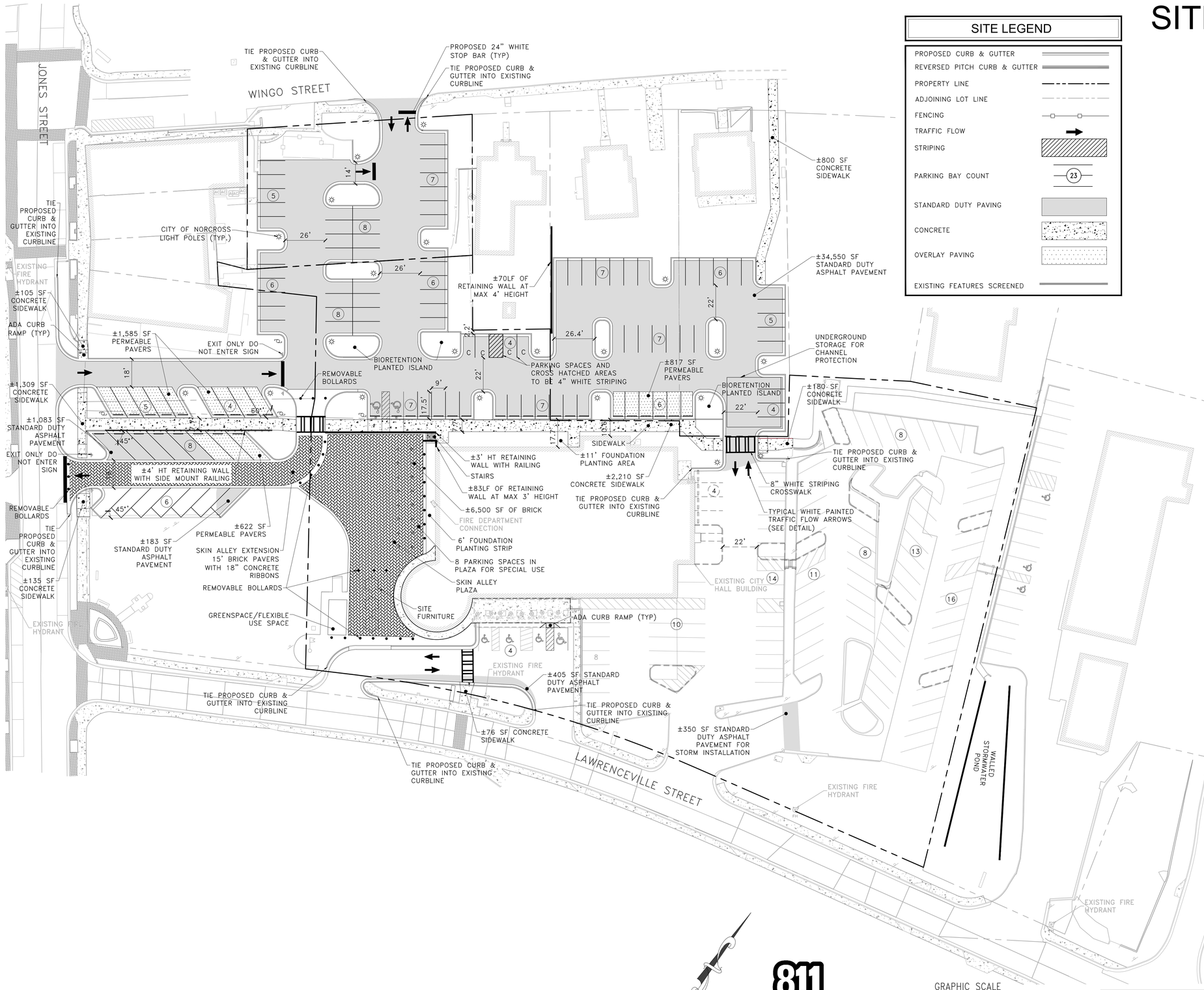
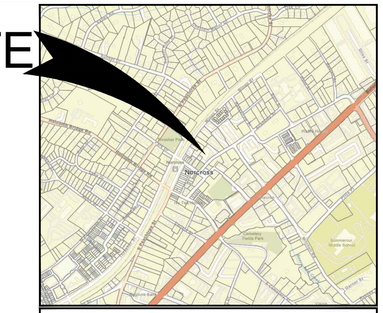
PROJECT NO.	6170.02	



SITE LEGEND

- PROPOSED CURB & GUTTER
- REVERSED PITCH CURB & GUTTER
- PROPERTY LINE
- ADJOINING LOT LINE
- FENCING
- TRAFFIC FLOW
- STRIPING
- PARKING BAY COUNT (23)
- STANDARD DUTY PAVING
- CONCRETE
- OVERLAY PAVING
- EXISTING FEATURES SCREENED

SITE



LOCATION MAP N.T.S

SITE DATA: CITY HALL LOT

EXISTING PARKING AREAS	
CITY HALL FRONT	5 (3 HC)
CITY HALL SIDE (DRIVE THRU)	8 (2 HC)
CITY HALL REAR (CONCRETE AREA)	6
JONES STREET PUBLIC PARKING	17
JONES STREET ON STREET PARKING	1
IRON HORSE SIDE PARKING	10
WINGO STREET PUBLIC PARKING	19 (2 HC)
EXISTING PARKING OVERALL	66 (7 HC)
PROPOSED PARKING AREAS	
CITY HALL FRONT	4 (4 HC)
CITY HALL REAR	53 (2 HC)
JONES STREET PUBLIC PARKING	15
JONES STREET ON STREET PARKING	0
IRON HORSE SIDE PARKING	9
WINGO STREET PUBLIC PARKING	40
SKIN ALLEY PLAZA PARKING (SPECIAL USE)	8
PROPOSED PARKING OVERALL	129 (6 HC)

SITE DATA: OVERALL SITE

CITY HALL EXISTING PARKING SPACES	66 (7 HC)
CITY HALL PROPOSED PARKING SPACES	129 (6 HC)
CITY HALL NET INCREASE IN PARKING SPACES	63
POLICE LOT EXISTING PARKING SPACES	97
SPACES LOST TO CITY HALL PARKING IMPROVEMENTS	1
POTENTIAL CODE COMPLIANCE PARKING SPACES REMOVED	8
ADDITIONAL PARKING SPACES ADDED	4
REMAINING POLICE LOT PARKING SPACES	92
OVERALL EXISTING PARKING SPACES	163
OVERALL PROPOSED PARKING SPACES	221
OVERALL NET INCREASE IN PARKING SPACES	58

CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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SITE PLAN

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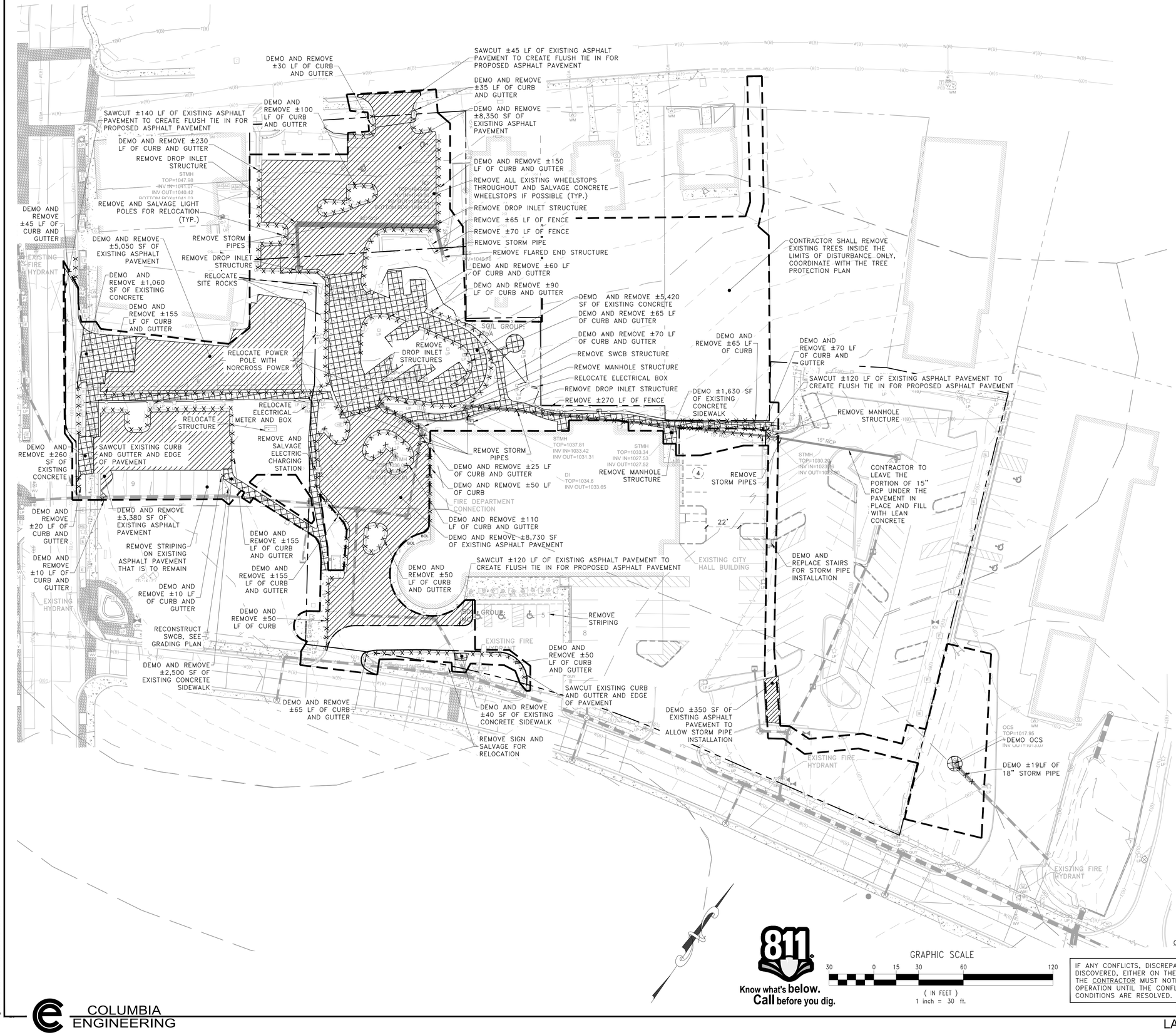

DEMOLITION LEGEND

- DEMOLITION AREA
- PAVEMENT REMOVAL
- LINE ITEM DEMOLITION
- SAW-CUT
- EXISTING FEATURES SCREENED
- BORING LOCATION (BORING # / HARD ELEVATION / REFUSAL ELEVATION)

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EXISTING CONDITIONS & DEMOLITION PLAN

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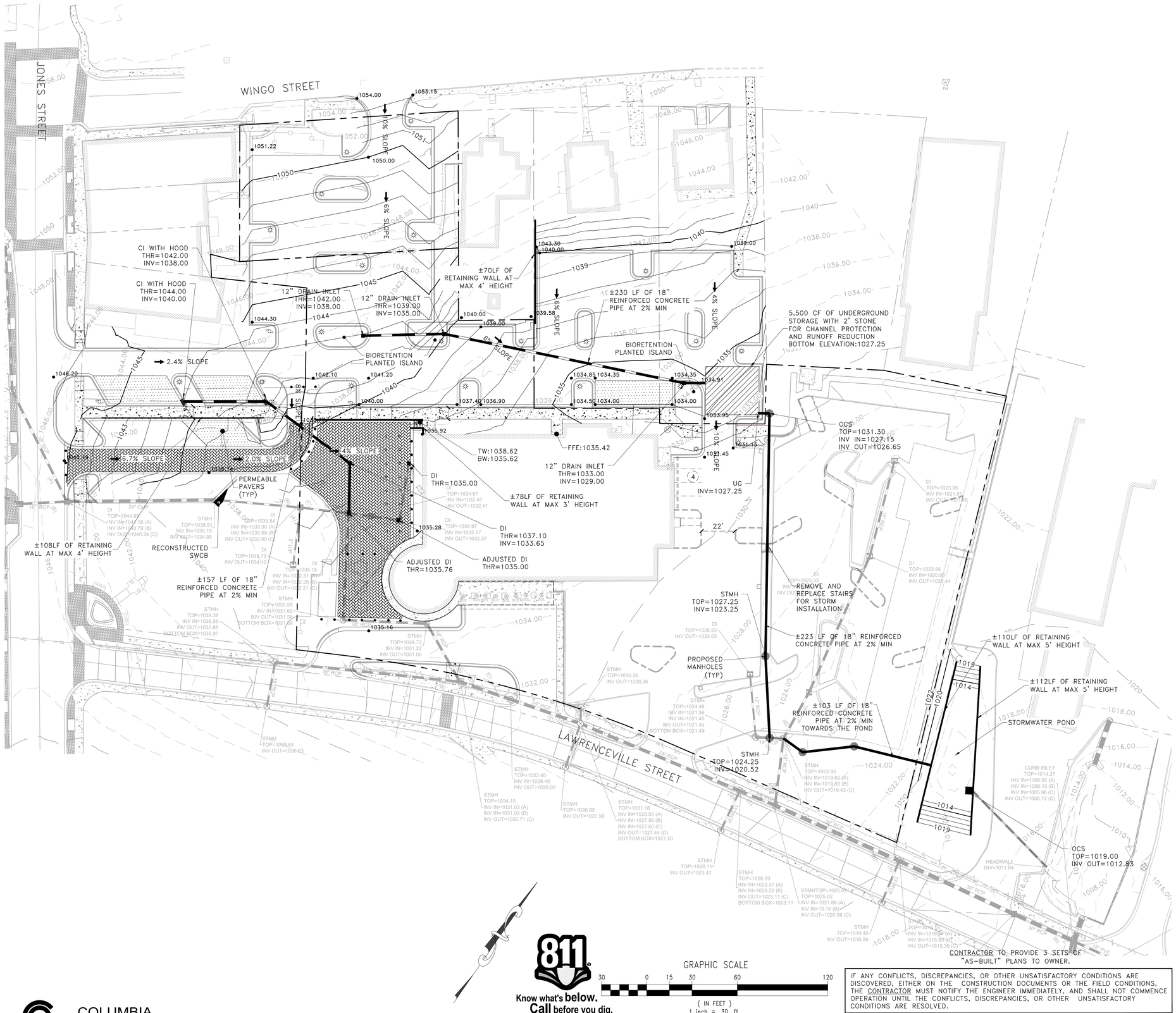

GRADING & DRAINAGE LEGEND

PROPOSED CURB	
PROPERTY LINE	
PROPOSED STORM SEWER	
PROPOSED STORM WEIR, DROP, AND CURB INLET	WI, DI, CI
PROPOSED SINGLE WING CATCH BASIN	SWCB
PROPOSED DOUBLE WING CATCH BASIN	DWCB
PROPOSED HEAD WALL	HW
EXISTING STORM SEWER	
PROPOSED CONTOUR	1040
EXISTING CONTOUR	1040
PROPOSED SPOT ELEVATION	1040.00
EXISTING SPOT ELEVATION	x 1040.00
EXISTING WOODS LINE	
EXISTING FEATURES ARE SCREENED	

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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GRADING & DRAINAGE PLAN

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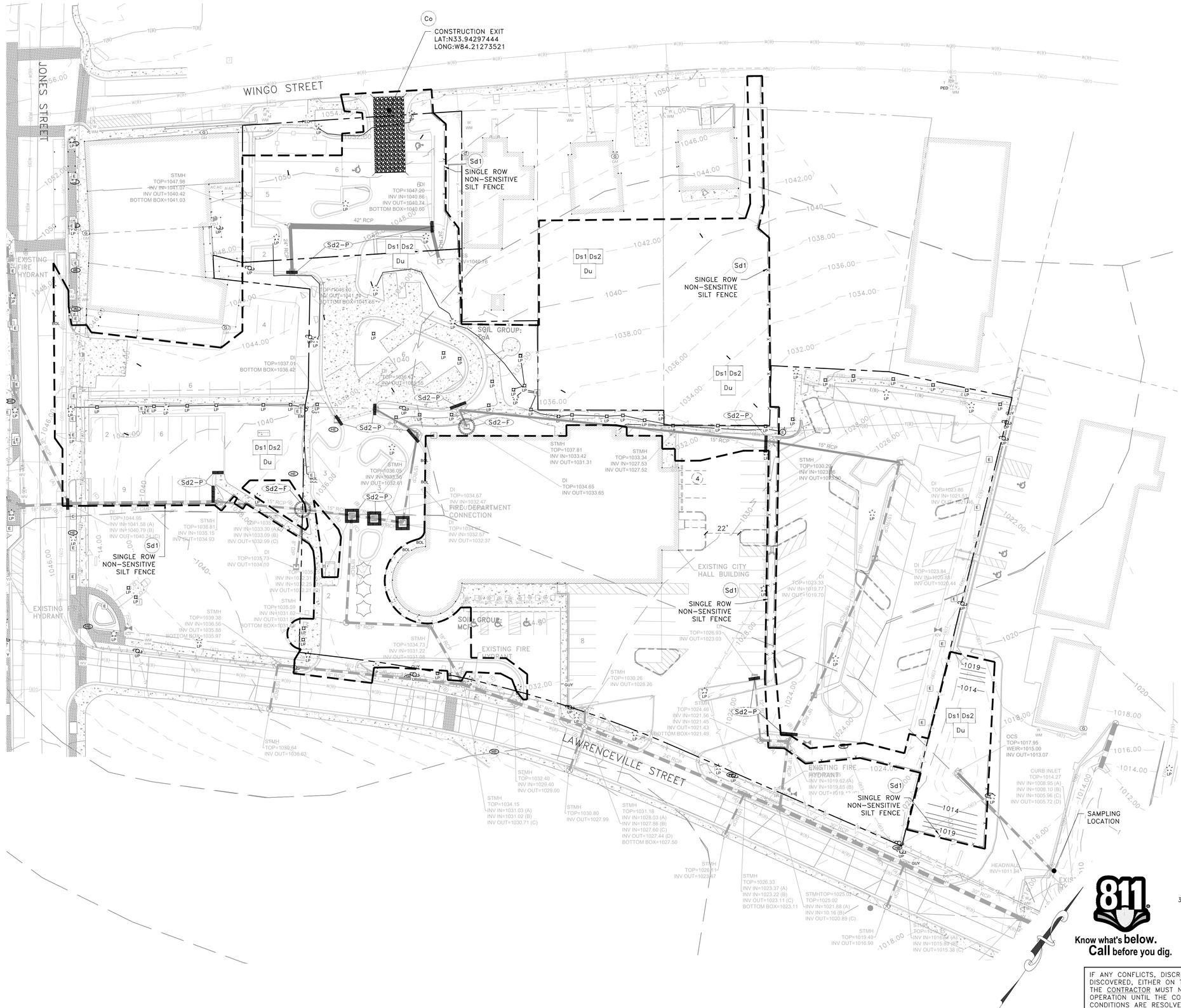

EROSION CONTROL LEGEND

Di	DIVERSION	
Cd	CHECKDAM	
Co	CONSTRUCTION EXIT	
Rf	RETROFITTING	Rf
Sd1	SEDIMENT BARRIER	
Sd2	INLET SEDIMENT TRAP	
Sd3	TEMPORARY SEDIMENT BASIN	
Bf	BUFFER ZONE	Bf
St	STORM DRAIN OUTLET PROTECTION	St
Su	SURFACE ROUGHENING	Su
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2
Ds4	DISTURBED AREA STABILIZATION (SODDING)	Ds4
Du	DUST CONTROL ON DISTURBED AREAS	Du

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

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DRAWING TITLE

PHASE I
EROSION
CONTROL PLAN

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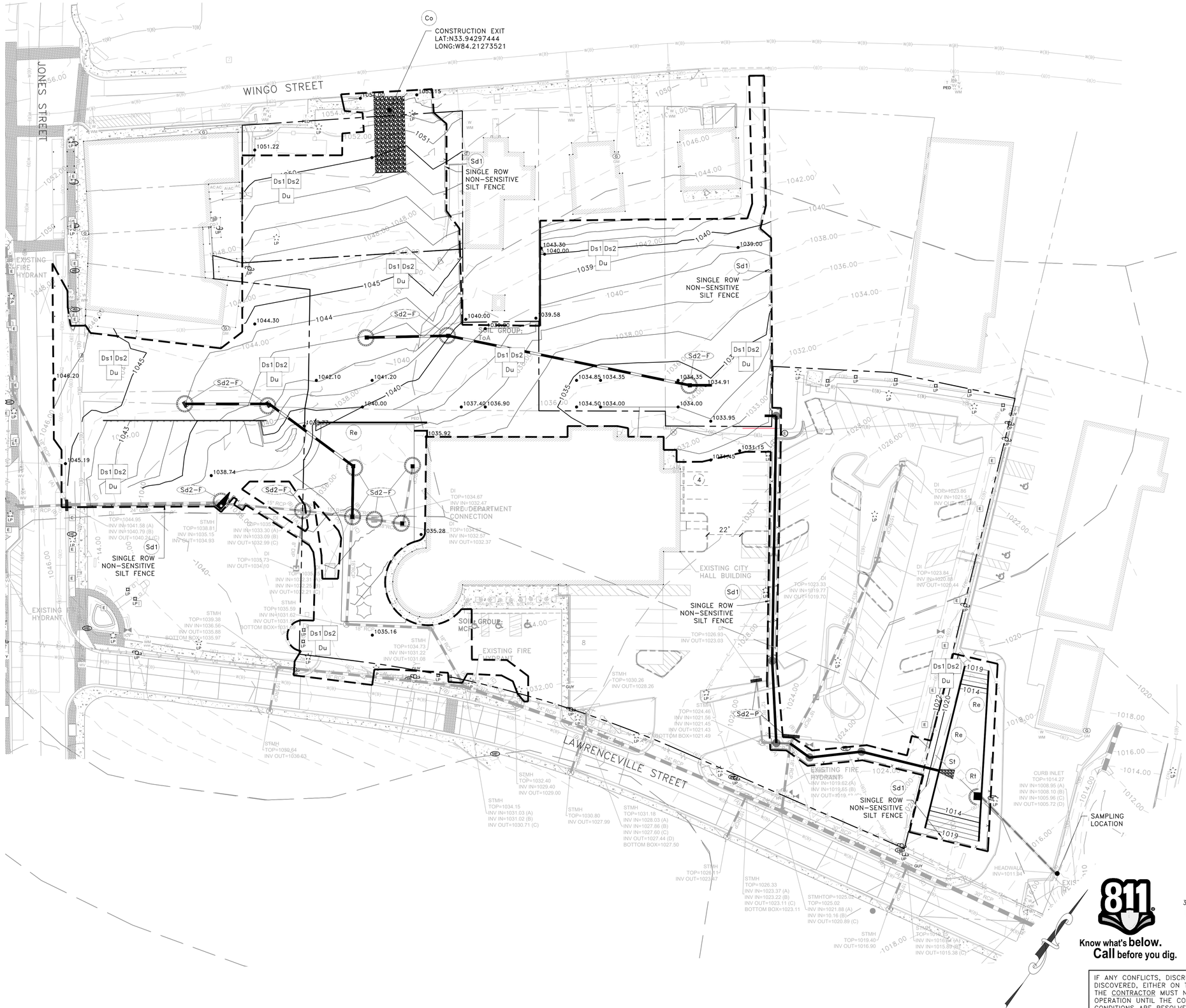

EROSION CONTROL LEGEND

Di	DIVERSION	
Cd	CHECKDAM	
Co	CONSTRUCTION EXIT	
Rt	RETROFITTING	Rt
Sd1	SEDIMENT BARRIER	TYPE
Sd2	INLET SEDIMENT TRAP	
Sd3	TEMPORARY SEDIMENT BASIN	
Bf	BUFFER ZONE	Bf
St	STORM DRAIN OUTLET PROTECTION	St
Su	SURFACE ROUGHENING	Su
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2
Ds4	DISTURBED AREA STABILIZATION (SODDING)	Ds4
Du	DUST CONTROL ON DISTURBED AREAS	Du

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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PHASE II
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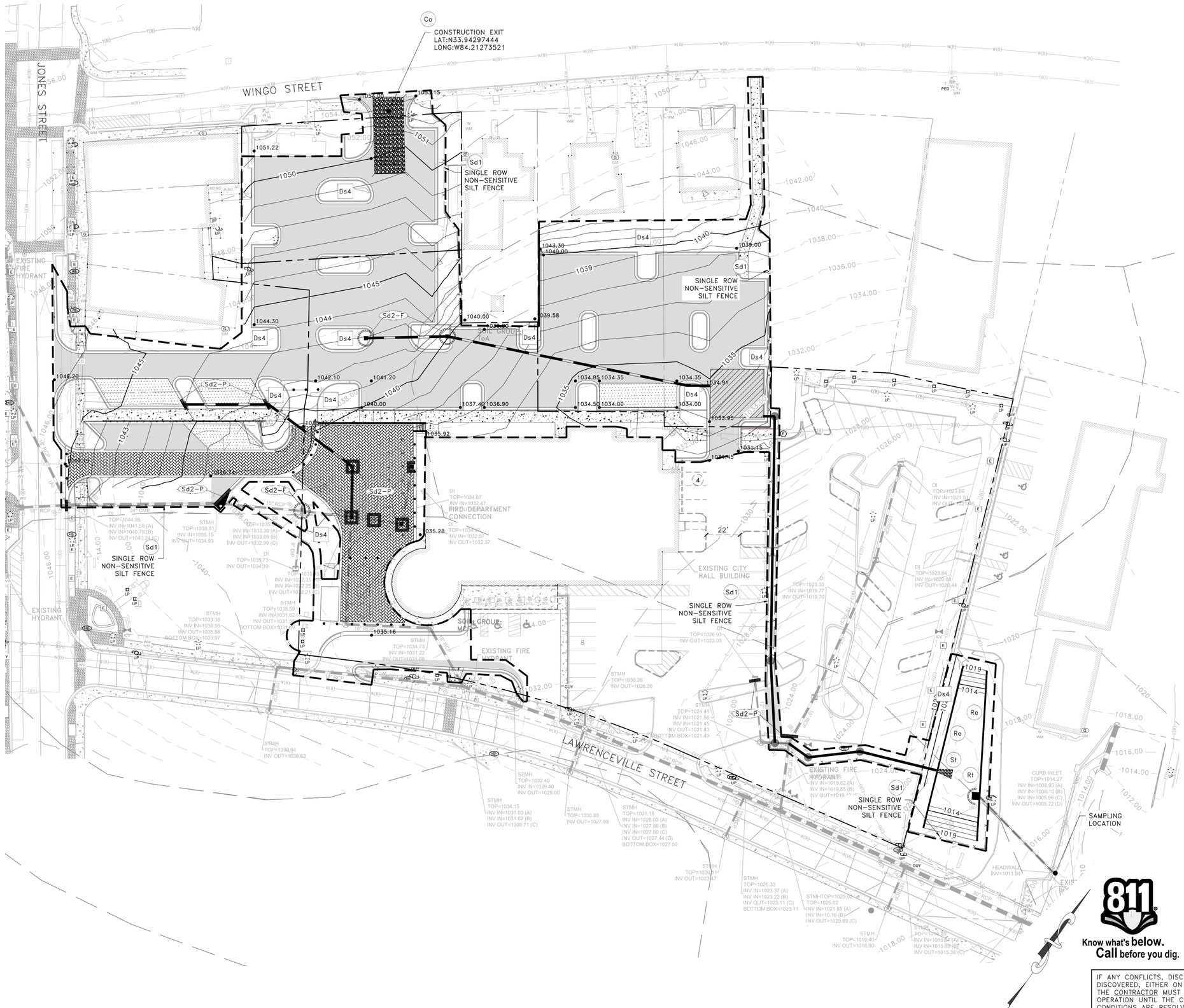

EROSION CONTROL LEGEND

Di	DIVERSION	
Cd	CHECKDAM	
Co	CONSTRUCTION EXIT	
Rt	RETROFITTING	Rt
Sd1	SEDIMENT BARRIER	Sd1 TYPE
Sd2	INLET SEDIMENT TRAP	
Sd3	TEMPORARY SEDIMENT BASIN	
Bf	BUFFER ZONE	Bf
St	STORM DRAIN OUTLET PROTECTION	St
Su	SURFACE ROUGHENING	Su
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2
Ds4	DISTURBED AREA STABILIZATION (SODDING)	Ds4
Du	DUST CONTROL ON DISTURBED AREAS	Du

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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DRAWING TITLE

PHASE III
EROSION
CONTROL PLAN

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STAND ALONE CHECKLIST EROSION CONTROL NOTES

1. THE APPLICABLE EROSION, SEDIMENTATION AND POLLUTION CONTROL(ES&PC) PLAN CHECKLIST IS SHOWN ON SHEET, **C-4.5**.

   A SITE-SPECIFIC ES&PC PLAN SHALL BE DESIGNED, INSTALLED AND MAINTAINED FOR THE ENTIRE CONSTRUCTION ACTIVITY COVERED BY THE CURRENT GENERAL NPDES PERMIT GAR10002 AS DESCRIBED IN PART IV OF THE PERMIT. ALL EROSION AND SEDIMENT MEASURES SHALL CONFORM TO THE EROSION AND SEDIMENT STANDARDS SET FORTH IN THE LATEST EDITION OF THE EROSION CONTROL MANUAL IN GEORGIA.

2. LEVEL II CERTIFIED DESIGN PROFESSIONAL

DESIGN PROFESSIONAL NAME	**KAYSIE GLAZER, P.E.**
LEVEL II CERTIFICATION NO.	**22175**
EXPIRATION DATE	**11/15/2027**

   THE CERTIFIED DESIGN PROFESSIONAL SIGNATURE, SEAL AND LEVEL II NUMBER ARE ON EACH OF THE ES&PC PLAN SHEETS.

3. 24-HOUR CONTACT RESPONSIBLE FOR ES&PC

NAME	**CITY OF NORCROSS, GEORGIA**
	TBD
PHONE NUMBER	**TBD**

4. PRIMARY PERMITTEE

NAME	**CITY OF NORCROSS, GEORGIA**
ADDRESS	**345 LIVELY AVENUE**
	NORCROSS, GEORGIA 30071
PHONE NUMBER	**TBD**
EMAIL ADDRESS	**TBD**

5. ACREAGE OF THE PROJECT

TOTAL DISTURBED AREA	**±X.XX ACRES**
TOTAL SITE AREA	**±X.XX ACRES**

6. THE GPS LOCATION FOR THE CONSTRUCTION EXIT(S) AS SHOWN ON SHEET **C-4.1~C-4.3**:

   DOWNTOWN NORCROSS PARKING IMPROVEMENTS.

LATITUDE	**33.94297444° N**
LONGITUDE	**84.21273521° W**

7. THE INITIAL DATE OF THE PLANS IS SHOWN ON EVERY SHEET ON THE TITLE BLOCK. FOR EACH RESUBMITTAL, THE REVISION DATE AND REQUESTING ENTITY IS SHOWN ON THE COVER SHEET AND EACH SHEET THAT HAS BEEN REVISED.

8. DESCRIPTION OF THE NATURE OF CONSTRUCTION AND EXISTING SITE CONDITIONS: THE CONSTRUCTION ACTIVITY WILL CONSIST OF **GRUBBING AND GRADING, STORMWATER INFRASTRUCTURE AND UTILITY INSTALLATION, AND ROAD INFRASTRUCTURE.** THE EXISTING SITE LAND USE IS **RECENTLY TIMBERED.**

9. VICINITY MAP SHOWN ON THE COVER SHEET, **C-0**.

10. **THE INITIAL RECEIVING WATERS FOR THIS PROJECT IS AN UNNANEMD TRIBUTARY TO BEAVER RUIN CREEK.** THE DISCHARGE IS **NOT** THROUGH A MUNICIPAL SEWER SYSTEM. **THE RECEIVING WATER(S) SUPPORT WARM WATER FISHERIES. THE SITE WILL NOT DISCHARGE DIRECTLY TO WETLANDS. NO CONSTRUCTION ACTIVITY WITHIN THE 25-FOOT STREAM BUFFER.** SENSITIVE AREA **NOT LOCATED IN PROJECT AREA.**

11. "I CERTIFY, UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION."

KAYSIE GLAZER Kaysie Glazer DATE: 2/11/2026
LEVEL II CERTIFICATION NO. **22175**

12. "I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100002."

KAYSIE GLAZER Kaysie Glazer DATE: 2/11/2026
LEVEL II CERTIFICATION NO. **22175**

13. "I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR THE MONITORING OF: (A) ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES SHOWN ON THE USGS TOPOGRAPHIC MAP AND ALL OTHER FIELD VERIFIED PERENNIAL AND INTERMITTENT STEAMS AND OTHER WATER BODIES, OR (B) WHERE ANY SUCH SPECIFIC IDENTIFIED PERENNIAL OR INTERMITTENT STREAM AND OTHER WATER BODY IS NOT PROPOSED TO BE SAMPLED, I HAVE DETERMINED IN MY PROFESSIONAL JUDGMENT UTILIZING THE FACTORS REQUIRED IN THE GENERAL NPDES PERMIT NO. GAR10D002, THAT THE INCREASE IN THE TURBIDITY OF EACH SPECIFIC IDENTIFIED SAMPLED RECEIVING WATER WILL BE REPRESENTATIVE OF THE INCREASE IN THE TURBIDITY OF A SPECIFIC IDENTIFIED UN-SAMPLED RECEIVING WATER."

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14. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT AND CERTIFY THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 7 DAYS AFTER INSTALLATION. THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN, EXCEPT WHEN THE PRIMARY PERMITTEE HAS REQUESTED IN WRITING (AND EPD HAS AGREED TO AN ALTERNATE DESIGN PROFESSIONAL) TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WHICH THE DESIGN PROFESSIONAL ASSIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

15. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25-FEET OF THE COASTAL MARSHLAND BUFFERS AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

16. STATE STREAM BUFFERS ARE NOT IMPACTED BY THIS PROJECT. A BUFFER VARIANCE IS **NOT** REQUIRED FOR THIS PROJECT.

17. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

18. WASTE MATERIALS

    WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

    A. WHERE ATTAINABLE, LOCATE WASTE COLLECTION AREAS, DUMPSTERS, TRASH CANS AND PORTABLE TOILETS IN THE CONTRACTOR'S STAGING AREA(S) AND LEAST 50 FEET AWAY FROM STREETS, GUTTERS, WATERCOURSES AND STORM DRAINS AS SHOWN ON THE PLANS. SECONDARY CONTAINMENT SHALL BE PROVIDED AROUND LIQUID WASTE COLLECTION AREAS TO MINIMIZE THE LIKELIHOOD OF CONTAMINATED DISCHARGES. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE STATE AND LOCAL WASTE STORAGE AND DISPOSAL REGULATIONS AND OBTAIN ALL NECESSARY PERMITS.
    B. CONTAINERS FOR PETROLEUM BASED PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORM WATER DRAINAGE INLETS. IN ADDITIONS, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.
    C. ALL PAINT/SOLVENT/FINISHING PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCTS WILL NOT BE DISCHARGED TO STORM WATER COLLECTION SYSTEMS. EXCESS PRODUCT MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
    D. ALL FERTILIZER/HERBICIDE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF OR SEALED CONTAINERS.
    E. NO BUILDING MATERIALS OR CONSTRUCTION MATERIALS SHALL BE DISPOSED OF AT THE CONSTRUCTION SITE. ALL MATERIALS WILL BE DISPOSED OF IN A MANNER CONSISTENT WITH STATE AND/OR LOCAL REGULATIONS.

19. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

20. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTNITROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

21. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

    ALL TEMPORARY AND PERMANENT VEGETATIVE PRACTICES INCLUDING PLANT SPECIES, PLANTING DATES, SEEDING FERTILIZER, LIME AND MULCHING RATES FOR THIS PROJECT CAN BE FOUND IN APPLICABLE CONTRACT DOCUMENTS, SPECIAL PROVISIONS, OR LANDSCAPING PLANS.

22. THE CONSTRUCTION SITE **DOES NOT** DISCHARGE INTO AN IMPAIRED STREAM SEGMENT, **AN UNNANEMD TRIBUTARY TO BEAVER RUIN CREEK**, WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED.

23. A TMDL IMPLEMENTATION PLAN IS **NOT APPLICABLE** TO THE RECEIVING WATERS FOR THE PROJECT.

24. WASHDOWN OF CONCRETE TOOLS, MIXER CHUTES, HOPPERS, AND VEHICLES REARS IS ALLOWED AT THE CONSTRUCTION SITE. THE WASHDOWN AREA, IF ALLOWED, IS DELINEATED ON THE FOLLOWING EROSION & SEDIMENT CONTROL PLANS. WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

25. PETROLEUM STORAGE, SPILLS AND LEAKS

    THE PLANS PROVIDED HEREIN DO NOT ANTICIPATE THE STORAGE OF PETROLEUM PRODUCTS ONSITE. THE CONTRACTOR SHALL AT A MINIMUM PROVIDE AN ACTION PLAN AND KEEP THE NECESSARY MATERIALS ON SITE FOR THE CAPTURE AND DISPOSAL OF ANY PETROLEUM PRODUCT LEAKS OR SPILLS ASSOCIATED WITH THE SERVICING, REFUELING OR OPERATION OF ANY EQUIPMENT UTILIZED IN THE WORK.

    IF THE STORAGE OF PETROLEUM PRODUCTS ONSITE IS DESIRED BY THE CONTRACTOR THE FOLLOWING IS REQUIRED; ESPCP ADDENDUM PREPARED BY A LICENSED DESIGN PROFESSIONAL AS REQUIRED BY GAR100001 FOR INCLUSION WITH THESE PLANS.

    PRACTICES SUCH AS GOOD HOUSEKEEPING, PROPER HANDLING OF HAZARDOUS PRODUCTS AND PROPER SPILL CONTROL PRACTICES WILL BE FOLLOWED TO REDUCE THE RISK OF SPILLS AND PREVENT SPILLS FROM DISCHARGING INTO STORM WATER RUNOFF.

    GOOD HOUSEKEEPING:

    A. QUANTITIES OF PRODUCTS STORED ONSITE WILL BE LIMITED TO THE AMOUNT NEEDED FOR THE JOB.
    B. PRODUCTS AND MATERIALS WILL BE STORED IN A NEAT, ORDERLY MANNER IN APPROPRIATE CONTAINERS PROTECTED FROM RAINFALL, WHERE POSSIBLE.
    C. PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH MANUFACTURER LABELS LEGIBLE AND VISIBLE.
    D. PRODUCT MIXING, DISPOSAL AND DISPOSAL OF PRODUCT CONTAINERS WILL BE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
    E. THE CONTRACTOR WILL INSPECT SUCH MATERIALS TO ENSURE PROPER USE, STORAGE AND DISPOSAL.

    SPILL CLEANUP AND CONTROL PRACTICES:

    A. LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.
    B. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS
    C. SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
    D. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS
    E. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WITHIN 24 HOURS AT 1-800-424-8802.
    F. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
    G. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
    H. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.
    I. THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS.

26. POST CONSTRUCTION MEASURES

    THE POST-CONSTRUCTION BMP'S FOR THIS PROJECT MAY CONSIST OF PERMANENT BIORETENTION AREAS, PERMEABLE PAVEMENT, VEGETATION, RIP-RAP AT PIPE OUTLETS FOR VELOCITY DISSIPATION AND OUTLET STABILIZATION, AND VEGETATED SWALES/DITCHES WHERE PRACTICAL.

    THE POST-CONSTRUCTION BMP'S WILL PROVIDE PERMANENT STABILIZATION OF THE SITE AND PREVENT ACCELERATED TRANSPORTATION OF SEDIMENT AND POLLUTION INTO RECEIVING WATERS.
    POST-CONSTRUCTION BMPS ARE SHOWN ON SHEET **C-E5.1 ~ C-E5.3**.

27. BUILDING MATERIAL

    MEASURES USED DURING CONSTRUCTION TO MINIMIZE THE EXPOSURE OF ANY AND ALL BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS, TO PRECIPITATION AND/OR STORMWATER INCLUDE: COVER WITH PLASTIC SHEETING AND/OR TEMPORARY ROOFS IN THE ALLOCATED STORAGE AREA AS SHOWN ON SHEET **C-E3.1 ~ C-E4.3**.

28. MEASURES USED TO REDUCE POLLUTANTS IN STORM WATER DISCHARGES INCLUDE:

    SILT FENCE INSTALLATIONS WITH J-HOOKS AND SPURS

    SILT FENCE SHOULD NEVER BE RUN CONTINUOUSLY. THE SILT FENCE SHOULD TURN BACK INTO THE FILL OR SLOPE TO CREATE SMALL POCKETS THAT TRAP SILT AND FORCE STORMWATER TO FLOW THROUGH THE SILT FENCE. THIS TECHNIQUE, OR CONFIGURATION, IS COMMONLY REFERRED TO AS J-HOOKS OR SPURS.

    THE J-HOOKS SHALL BE UTILIZED ON ALL SILT FENCES THAT ARE LOCATED AROUND THE PERIMETER OF THE PROJECT AND ALONG THE TOE OF EMBANKMENTS OR SLOPES. THE J-HOOKS SHALL BE SPACED IN ACCORDANCE WITH THE TYPICAL LOCATION DETAILS FOR SILT FENCES/BALED STRAW. SPACING FOR J-HOOKS SHALL NOT BE LESS THAN 50 FEET EXCEPT AS NOTED. SILT FENCES THAT ARE NEAR THE OUTLET OF CULVERTS, CROSS DRAINS, AND STORM DRAINS SHALL HAVE A MINIMUM OF THREE (3) J-HOOKS ON BOTH SIDES OF THE STRUCTURE AT SPACING NOT TO EXCEED 30 FEET. ALL COSTS AND OTHER INCIDENTAL ITEMS ARE INCLUDED IN COST OF INSTALLING AND MAINTAINING THE SILT FENCE.

    MAINTENANCE AND STABILIZATION MEASURES

    ALL STRUCTURAL BMP'S SHALL BE MAINTAINED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

    ALL SEDIMENT CONTROL DEVICES (EXCEPT SEDIMENT BASINS) INSTALLED ON A PROJECT SHALL AS A MINIMUM, BE CLEANED OF SEDIMENT WHEN ONE-HALF THE CAPACITY, BY HEIGHT, DEPTH, OR VOLUME HAS BEEN REACHED.

    SEDIMENT BASINS SHALL BE CLEANED OF SEDIMENT WHEN ONE-THIRD THE CAPACITY BY VOLUME HAS BEEN REACHED.

    AS A MINIMUM THE CONTRACTOR SHALL COMPLETE THE PERMANENT GRASSING, OR TEMPORARY GRASSING, OR MULCHING, AS APPROPRIATE AND IN ACCORDANCE WITH CONTRACT DOCUMENTS, ON ALL CUT AND FILL SLOPES ON A WEEKLY BASIS DURING GRADING OPERATIONS, EXCEPT PROJECTS WITH A TOTAL OF 3 ACRES OR LESS OF GRASSING MAY BE TREATED EVERY TWO WEEKS. WHEN CONDITIONS WARRANT, THE CITY OF **NORCROSS** PROJECT MANAGER MAY REQUIRE MORE FREQUENT INTERVALS FOR THIS WORK. IT IS EXTREMELY IMPORTANT TO GET A STABILIZING COVER IN PLACE, WHETHER IT IS MULCH, TEMPORARY GRASS OR PERMANENT GRASS. ADEQUATE MULCH IS A MUST.

    WHEN GRADING OPERATIONS OR OTHER SOIL DISTURBING ACTIVITIES HAVE BEEN SUSPENDED, FOR WHATEVER REASON, THE CONTRACTOR SHALL PROMPTLY PERFORM NEEDED GRASSING WORK AND/OR EROSION CONTROL WORK AS SHOWN IN THE PLANS, SUBMITTED BY THE CONTRACTOR OR AS DIRECTED BY THE CITY OF **NORCROSS** PROJECT MANAGER.

    TEMPORARY GRASS SHALL BE USED WHEN REQUIRED BY THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE CITY OF **NORCROSS** PROJECT MANAGER TO CONTROL EROSION IN AREAS WHERE PERMANENT GRASSING CANNOT BE PLANTED. TEMPORARY GRASS SHALL BE USED WHERE AN AREA MUST BE PROTECTED FOR LONGER THAN MULCH IS EXPECTED TO LAST WHICH IS 60 CALENDAR DAYS. AFTER 60 CALENDAR DAYS, AREAS WITH ONLY MULCH SHALL BE PLANTED WITH TEMPORARY GRASS AND MULCHED AGAIN.

    TEMPORARY GRASS SHALL BE A QUICK GROWING SPECIES SUITABLE TO THE AREA AND SEASON. SEEDS SHALL CONFORM TO THE REQUIREMENTS OF CONTRACT DOCUMENTS. SEEDING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, EXCEPT THAT GROUND PREPARATION SHALL BE THE MINIMUM REQUIRED TO PROVIDE A SEED BED WHERE FURTHER GRADING WILL BE REQUIRED. AREAS THAT REQUIRE NO FURTHER GRADING SHALL BE PREPARED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. LIME SHALL BE OMITTED UNLESS THE AREA WILL LATER BE PLANTED IN PERMANENT GRASS WITHOUT FURTHER GRADING; IN WHICH CASE, LIME WILL BE APPLIED ACCORDING TO THE CONTRACT DOCUMENTS. MIXED GRADE FERTILIZER SHALL BE APPLIED AT THE RATE OF 1300-1500 POUNDS PER ACRE DEPENDING ON SEASON AND GRASS. NITROGEN SHALL BE OMITTED IF A LEGUME IS USED. ALL TEMPORARY GRASS SHALL BE MULCHED IN ACCORDANCE WITH CONTRACT DOCUMENTS.

    ALL AREAS WHERE TEMPORARY GRASS HAS BEEN PLANTED SHALL BE PREPARED IN ACCORDANCE WITH CONTRACT DOCUMENTS PRIOR TO PLANTING PERMANENT GRASS.

    MULCH SHALL BE APPLIED AND UNIFORMLY SPREAD IN ACCORDANCE WITH CONTRACT DOCUMENTS.

    WHEN GRASSING OPERATIONS BEGIN, MULCH SHALL BE LEFT IN PLACE AND PLOWED INTO THE SOIL DURING THE PROCESS OF SEEDBED PREPARATION, THEREBY BECOMING BENEFICIAL PLANT FOOD FOR THE NEWLY PLANTED GRASS. MULCH REQUIRED FOR PROTECTION OF NEWLY PLANTED GRASS SHALL BE IN ADDITION TO THE MULCH SPECIFIED HEREIN.

29. A TIMELINE OF THE INTENDED SEQUENCE OF MAJOR SOIL-DISTURBING ACTIVITIES CAN BE FOUND ON THE NEXT EROSION AND SEDIMENT CONTROL NOTES SHEET **C-4.5** AND CALLED OUT AS ANTICIPATED ACTIVITY.

30. INSPECTION REQUIREMENTS FOR PRIMARY PERMITTEE

    A. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
    B. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. THE MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
    C. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS: (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. CERTIFIED PERSONNEL SHALL ALSO CONDUCT INSPECTIONS WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST). POST-RAIN INSPECTIONS WILL RESET THE 7-DAY INSPECTION FREQUENCY REQUIREMENT. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
    D. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS SUBMITTED TO EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).
    E. BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.
    F. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY THE END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A STATEMENT THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2 OF THIS PERMIT.

31. SAMPLING FREQUENCY

    THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORMWATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL LOCATION WITHIN IN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.

    HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORMWATER DISCHARGE.

    SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

    A. THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS.
    B. THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT.
    C. AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (1) AND (2) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARG

34. APPENDIX B RATIONALE FOR NTU VALUES

IT HAS BEEN DETERMINED THAT THE INCREASE IN TURBIDITY AT SPECIFIED LOCATIONS WILL BE REPRESENTATIVE OF THE INCREASE IN TURBIDITY FOR ALL WATERS LEAVING THE SITE. RECEIVING WATER SAMPLING HAS BEEN SELECTED FOR THE PROJECT. REPRESENTATIVE MONITORING SITE ARE IDENTIFIED IN THE TABLE BELOW:

MONITOR SITE	NAME OF RECEIVING WATER	APPLICABLE CONSTRUCTION STAGE FOR SAMPLING	SAMPLING TYPE	DRAINAGE AREA (DA) CONTRIBUTING WATER (MG)	UPSTREAM DISTURBED AREA (AC)	WARM OR COLD-WATER STREAM	APPENDIX B NTU VALUE	ALLOWABLE NTU INCREASE	LOCATION DESCRIPTION
1	UNNAMED TRIBUTARY TO BEAVER RUIN CK	ALL	OUTFALL	0.01	±X.XX	WARM	N/A	75	OUTFALL OF DETENTION POND

35. SAMPLING LOCATIONS ARE SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLANS. IT HAS BEEN DETERMINED THAT THE SAMPLING LOCATIONS WILL BE REPRESENTATIVE OF THE PROJECT.

36. BMPS DESCRIPTION

(INITIAL PHASE) **PRIOR TO CONSTRUCTION SHOWN ON THESE DRAWINGS, THE SITE HAS BEEN TIMBERED. THE CONTRACTOR SHALL START WITH THE INSTALLATION OF THE CONSTRUCTION ENTRANCE, AS SHOWN ON THE PLANS. THIS WILL THEN BE FOLLOWED BY THE INSTALLATION OF THE PERIMETER SILT FENCE, TYPE C OR SD1-S. DOUBLE ROWS OF SILT FENCE WILL BE USED WHEN THE LIMIT OF DISTURBANCE, LOD, ABUTS THE DESIGNATED WETLANDS. THE SILT FENCE MUST INSPECTED WITHIN 7 DAYS OF THE INSTALLATION OF THE SILT FENCE. THE SITE CAN NOW BE CLEARED AND GRUBBED. THE NEXT TASK IN THIS INITIAL PHASE WILL BE THE INSTALLATION OF THE SEDIMENT BASINS. THE SOIL EXCAVATED FOR THESE BASINS, IF APPROVED BY THE GEOTECHNICAL ENGINEER, CAN BE USED IN THE FILL LOCATIONS ON THE SITE. NO OTHER FILL SHOULD BE PLACED DURING THIS PHASE OF CONSTRUCTION.**

(INTERMEDIATE PHASE) **THE NEXT PHASE WILL BE THE HAULING IN OF SOIL TO EACH OF THE ELEVATIONS OF THE ROADWAY. DURING THE EARTHWORK PHASE, THE CONTRACT SHALL USE DILIGENT MEANS AND METHODS TO DIRECT MOST OF THE STORMWATER RUNOFF TOWARD THE SEDIMENT BASINS. STORMWATER UTILITIES WILL ALSO BE CONSTRUCTED DURING THIS PHASE OF CONSTRUCTION. AS THE ELEVATIONS RISE TO THE FINAL GRADE, THE CONTRACTOR SHALL PROVIDE SOIL STABILIZATION BMPS TO THE AREAS THAT WILL NOT BE DISTURBED FOR MORE THAN 14 DAYS.**

(FINAL PHASE) **ONCE THE CONTRACTOR HAS COMPLETED THE EARTHWORK, HE SHALL INSTALL OTHER UTILITIES AND STABILIZE THE SOIL IMMEDIATELY AFTERWARD. PAVEMENT IS INSTALLED DURING THIS PHASE. ALL BMPS MUST BE MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED. PERMANENT SOIL STABILIZATION WILL BE INSTALLED DURING THIS PHASE. SILT FENCE ONCE THE AREA IS STABILIZED AND SHALL BE REMOVED.**

37. SEE EROSION AND SEDIMENTATION CONTROL PLANS FOR GRAPHIC SCALE AND NORTH ARROW.

38. SEE EROSION AND SEDIMENTATION CONTROL PLANS FOR EXISTING AND PROPOSED CONTOUR LINES.

39. NO ALTERNATIVE BMPS WILL BE USED IN THIS PROJECT.

40. NO ALTERNATIVE BMPS FOR APPLICATION TO THE EQUIVALENT BMP LIST WILL BE USED IN THIS PROJECT.

41. NO BUFFERS SHOWN SINCE NO STATE WATER ON THIS PROJECT.

42. NO STATE WATER ON SITE. SEE EROSION AND SEDIMENTATION CONTROL PLANS FOR DELINEATION OF WETLANDS LOCATED ON AND WITHIN 200 FEET OF THE PROJECT SITE.

43. SEE EROSION AND SEDIMENTATION CONTROL PLANS FOR DELINEATION AND ACREAGE OF CONTRIBUTING DRAINAGE BASINS ON THE PROJECT SITE.

44. A HYDROLOGY STUDY AND DRAINAGE MAPS ACCOMPANIES THESE DRAWINGS AND FORM A PART OF THE PLANS. ALSO THE USGS TOPOGRAPHICAL MAP IS SHOWN ON THIS SHEET.

45. PEAK DISCHARGE FLOW OF THE SITE:

ESTIMATED 25-YEAR PRE-CONSTRUCTION FLOWS (PRE DEVELOPMENT DRAINAGE MAP) = 27.27 CFS

ESTIMATED 25-YEAR POST-CONSTRUCTION FLOWS (POST DEVELOPMENT DRAINAGE MAP) = 15.73 CFS

46. THE STORM-DRAIN PIPES/WEIRS/OUTLET PROTECTION CHARTS ARE SHOWN ON THE EROSION AND SEDIMENT CONTROL DETAILS SHEET **C-6.**

47. SOIL SERIES DELINEATION IS NOT SHOWN ON THE PLAN SHEETS SINCE THERE IS ONLY ONE TYPE AND NO DELINEATION IS NEEDED. THE FOLLOWING SOIL IS FOUND WITHIN THE PROJECT AREA;

Ma MANDARIAN FINE SAND, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED

THE NCRS SOIL SURVEY AND SOIL SERIES MAPS FOR THE PROJECT AREA ARE ALSO AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/.

48. THE LIMITS OF CONSTRUCTION FOR ALL PHASES WILL BE **±X.XX ACRES.** LIMITS OF DISTURBANCE FOR INITIAL, INTERMEDIATE AND FINAL PHASES ARE SHOWN ON THE ACCOMPANYING EROSION AND SEDIMENT CONTROL PLANS ON SHEETS **C-2, C-3, C-4.1, C-4.2 AND C-4.3.**

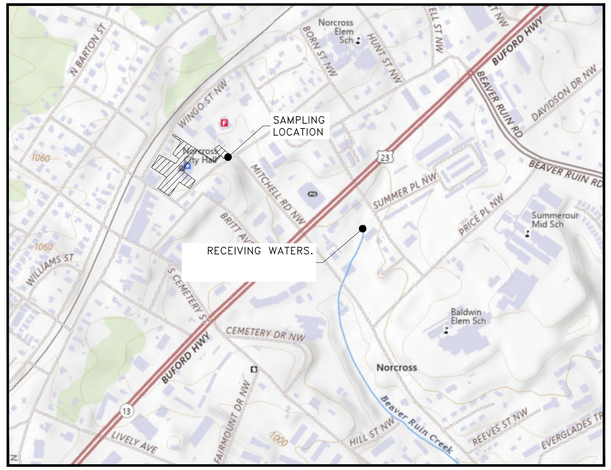
49. **SILT FENCE, SEDIMENT TRAPS, AND/OR DETENTION PONDS** WORKSHEETS ARE INCLUDED ON THE EROSION AND SEDIMENT CONTROL PLAN SHEETS **C-4.1 TO C-4.5** AND DETAILS ARE INCLUDED IN THE ACCOMPANYING EROSION AND SEDIMENT CONTROL DETAILS SHEETS. **FINAL PHASE DOES NOT INCLUDE ALL 67 CY SINCE SEDIMENT STORAGE WILL NOT BE PROVIDED FOR THE COMPLETED ASPHALT AREA. THE OUTLET STRUCTURE IS PROVIDED AT THE TOP OF THE POND BERM AND WILL NOT BE UTILIZED FOR SEDIMENT STORAGE DUE TO THE DIFFICULTY TO ACCESS THE INSIDE OF THE STRUCTURE TO CLEAN IT OUT.**

50. BEST MANAGEMENT PRACTICES CONSISTENT WITH THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA ARE SHOWN ON ALL EROSION CONTROL PLAN SHEETS. UNIFORM CODING SYMBOLS ARE SHOWN IN THE ACCOMPANYING EROSION AND SEDIMENT CONTROL DETAILS.

51. DETAILS FOR EACH STRUCTURAL BMP SHOWN ON THE PLANS ARE SHOWN IN THE ACCOMPANYING EROSION AND SEDIMENT CONTROL DETAILS.

52. A VEGETATIVE PLAN, INCLUDING ALL TEMPORARY AND PERMANENT PRACTICES, IS SHOWN IN THE ACCOMPANYING EROSION AND SEDIMENT CONTROL DETAILS.

USGS TOPOGRAPHIC MAP



ANTICIPATED ACTIVITY (MONTHS)

START DATE — COMPLETE DATE JANUARY

	ACTIVITY	1	2	3	4	5	6	7	8	9	10	11	12
1	INSTALL SEDIMENT CONTROLS	■											
2	CLEARING AND GRADING	■											
3	STORM DRAIN INSTALLATION	■											
4	SANITARY SEWER INSTALLATION	■											
5	GRASS & MULCHING (TEMP.) (PERM.)	■											
6	UTILITY INSTALLATION	■											
7	MAINTAIN EROSION CONTROL	■											
8	BUILDING CONST. PAVING	■											
9	FINAL LANDSCAPING	■											
10	CLEAN UP	■											

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
STAND ALONE CONSTRUCTION PROJECTS GAR100001

SWCD:CITY OF NORCROSS

Project Name:DOWNTOWN NORCROSS PARKING IMPR Address:65 LAWRENCEVILLE STREET
Local Issuing Authority:CITY OF NORCROSS Date on Plans:XX/XX/2026
Name & Email of person filling out checklist:AUSTIN FELL, AFELL@COLUMBIA-ENGINEERING.COM

Plan Page #	Y/N		TO BE SHOWN ON ES&PC PLAN
C4.5	Y	1	The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed. **Permit IV.D.1. pg 27**
ALL	Y	2	Level II certification number issued by the Commission, signature and seal of the certified design professional. Signature, seal and Level II number must be on each sheet pertaining to ES&PC Plan or the Plan will not be reviewed. The Level II certification must be issued to the Design Professional, **after completion of a GSWCC approved course**, and whose signature and seal are on the Plan.
C4.4	Y	3	Limits of disturbance shall be **less than** 50 acres at any one time without prior written authorization from the GAEPD District Office. If GAEPD approves the request to disturb 50 acres or more at any one time, the Plan must include the GAEPD approval letter and completed Appendix 1 of this checklist with at least 4 of the chosen BMPs. * A copy of the written approval by GAEPD must be attached to the Plan for the Plan to be reviewed. **Permit IV.D.3. pg 28**
C4.4	Y	4	The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.
C4.4	Y	5	Provide the name, address, email address, and phone number of Primary Permittee.
C4.4	Y	6	Note total and disturbed acreages of the project or phase under construction.
C4.1	Y	7	Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
ALL	Y	8	Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
C4.4	Y	9	Descriptions of the nature of construction activity and existing site conditions.
C4.5	Y	10	Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
C4.1	Y	11	Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
ALL	Y	12	Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on **Part IV page 20** of the permit.
C4.4	Y	13	Design professional's certification statement and signature that the Permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on **Part IV page 20** of the permit. *
C4.4	Y	14	Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect **and certify** the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." *
C4.4	Y	15	Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
C4.4	Y	16	Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
C4.4	Y	17	Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional." *
C4.4	Y	18	Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit." *
C4.4	Y	19	Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
C4.4	Y	20	Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
C4.4	Y	21	Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
C4.5	Y	22	Any construction activity which discharges storm water into a Biota Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as any portion of a Biota Impaired Stream Segment, must comply with **Part III.C.** of the permit. Include the completed Appendix 1 of this checklist with at least 4 of the chosen BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment. *
N/A	N/A	23	If a TMDL Implementation Plan for sediment has been finalized for the Biota Impaired Stream Segment (identified in Item 22 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan. *
C4.4	Y	24	BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Include statement that washout of the drum at the construction site is prohibited. *
C4.4	Y	25	Provide BMPs for the remediation of all petroleum spills and leaks.
C4.4	Y	26	Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed. *
C4.4	Y	27	Description of practices to provide cover for building materials and building products on site. *
C4.4	Y	28	Description of the practices that will be used to reduce the pollutants in storm water discharges. *
C4.4	Y	29	Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, grading, infrastructure, temporary and final stabilization).
C4.4	Y	30	Provide complete requirements of Inspections and record keeping by the Primary Permittee. *
C4.4	Y	31	Provide complete requirements of Sampling Frequency and Reporting of sampling results. *
C4.4	Y	32	Provide complete details for Retention of Records as per **Part IV.F.** of the permit. *
C4.4	Y	33	Description of analytical methods to be used to collect and analyze the samples from each location. *
C4.4	Y	34	Appendix B rationale for NTU values at all outfall sampling points where applicable. *
ALL	Y	35	Delineate all sampling locations on **all phases of** the Plan, and perennial and intermittent streams and other water bodies into which storm water is discharged. *
ALL	Y	36	A description or appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial sediment storage requirements and initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all BMPs into a single phase plan. *
ALL	Y	37	Graphic scale and North arrow
ALL	Y	38	Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 - 2%	0.5 or 1
	Rolling 2 - 8%	1 or 2
	Steep 8% +	2, 5 or 10

N/A	N/A	39	Use of Alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by GAEPD or the Georgia Soil and Water Conservation Commission). Refer to the Alternative BMP Guidance Document found at www.gaswcc.georgia.gov.
N/A	N/A	40	Use of Alternative BMP for application to the Equivalent BMP List. Refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition. *
ALL	Y	41	Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to State Waters and any additional buffers as required by the Local Issuing Authority. Clearly note and delineate all areas of impact.
ALL	Y	42	Delineation of all State Waters and wetlands located on or within 200 feet of the project site.
HYDRO	Y	43	Delineation and acreage of contributing drainage basins on the project site.
HYDRO	Y	44	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *
HYDRO	Y	45	Estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed. **For solar farm projects, post-construction impervious area shall be calculated as 70% of total solar panel square footage.**
HYDRO	Y	46	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate at all storm water discharge points.
ALL	Y	47	Soil series for the project site and their delineation.
ALL	Y	48	The limits of disturbance for each phase of construction.
C4.5	Y	49	Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, Permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this
C4.6	Y	50	Location of Best Management Practices that are consistent with, and no less stringent than, the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual Chapter 6, with legend.
C4.6	Y	51	Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
C4.6	Y	52	Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.

*** If using this checklist for a project that is less than 1 acre and not part of a common development but within 200 ft of a perennial stream, the * checklist items would be N/A.**

Effective January 1, 2026

COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

GSWCC CERTIFIED DESIGN PROFESSIONAL NO. 22175

PROJECT
DOWNTOWN NORCROSS PARKING IMPROVEMENTS
65 LAWRENCEVILLE STREET
NORCROSS, GA 30071

CLIENT
CITY OF NORCROSS
345 LIVELY AVE
NORCROSS, GA 30071

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REVISIONS — DATE

60% PRELIMINARY

DRAWING TITLE

EROSION CONTROL NOTES

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DRAWN BY	GAF	DRAWING NO.	C-4.5
DATE	2/11/2026		
PROJECT NO.	6170.02		

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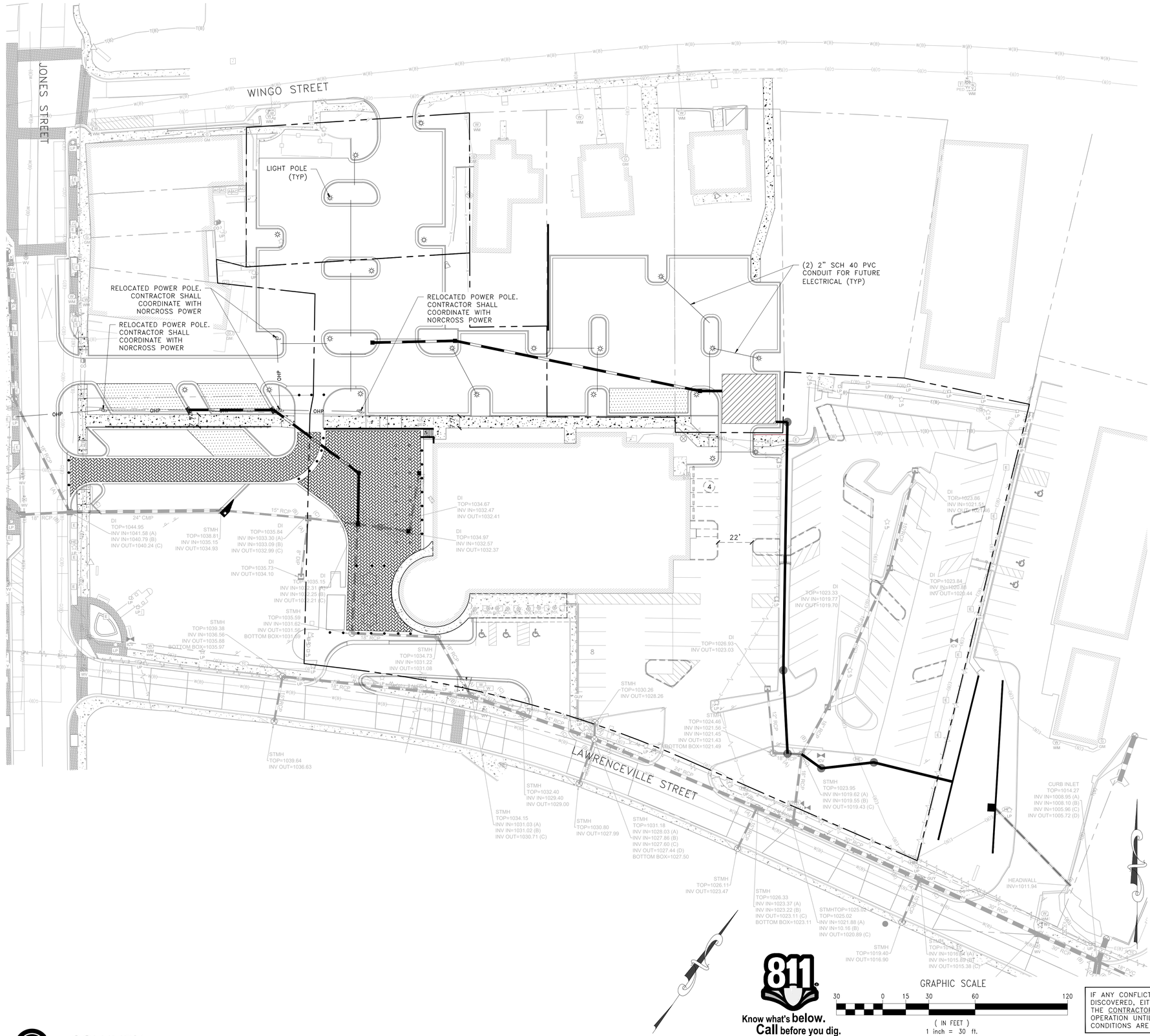

UTILITY LEGEND

PROPOSED CURB	
PROPERTY LINE	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
PROPOSED STORM (BYPASS)	
EXISTING STORM SEWER	
WATER MAIN	W
SANITARY SEWER	SS
GAS MAIN	G
POWER LINE (OVERHEAD)	OHP
POWER LINE (UNDERGROUND)	UP
TELEPHONE LINE (OVERHEAD)	OHT
TELEPHONE LINE (UNDERGROUND)	UT
VALVE	W
FIRE HYDRANT	W
METER	W
MANHOLE	SS
EXISTING POWER POLE	PP
EXISTING FEATURES SCREENED	

CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

811 Know what's below. Call before you dig.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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COLUMBIA ENGINEERING
CIVIL ENGINEERS * LAND PLANNERS
LANDSCAPE ARCHITECTS * SURVEYORS

COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

PROJECT
DOWNTOWN NORCROSS PARKING IMPROVEMENTS
65 LAWRENCEVILLE STREET
NORCROSS, GA 30071

CLIENT
CITY OF NORCROSS
345 LIVELY AVE
NORCROSS, GA 30071

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REVISIONS | DATE

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DRAWING TITLE
UTILITY PLAN

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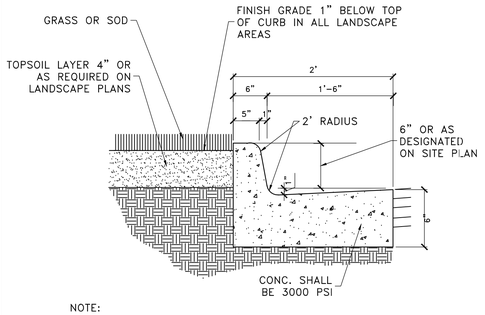
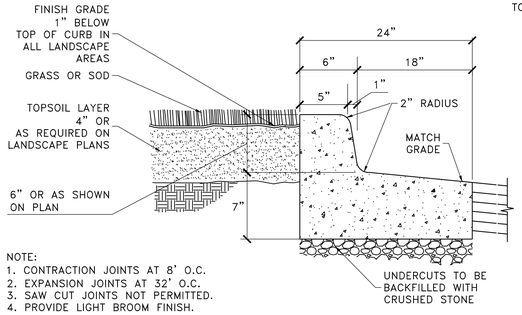
DATE	02/11/26	C-5
PROJECT NO.	6170.02	



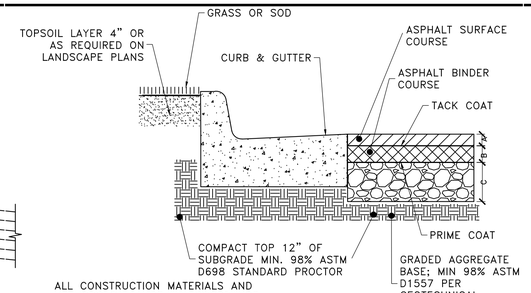
NOTE:
1. CONTRACTION JOINTS AT 8' O.C.
2. EXPANSION JOINTS AT 32' O.C.
3. SAW CUT JOINTS NOT PERMITTED.
4. PROVIDE LIGHT BROOM FINISH.

PARKING LOT 24" CURB & GUTTER
SCALE:NTS S01



NOTE:
1. CONTRACTION JOINTS AT 8' O.C.
2. EXPANSION JOINTS AT 32' O.C.
3. SAW CUT JOINTS NOT PERMITTED.
4. PROVIDE LIGHT BROOM FINISH.

PARKING LOT 24" REVERSE PITCH CURB AND GUTTER
SCALE:NTS S02

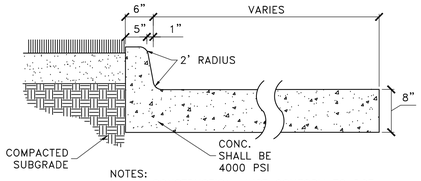


ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH GEORGIA DEPARTMENT OF TRANSPORTATION STD. SPEC. FOR ROAD AND BRIDGE CONSTRUCTION

DIMENSION & TYPE

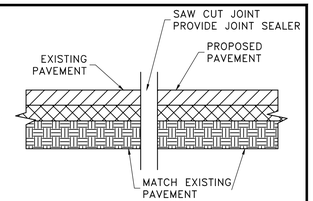
PAVEMENT SECTION	A	B	C
STANDARD DUTY	2"	–	6"
HEAVY DUTY	1¾"	12"	8"

ASPHALT PAVEMENT
SCALE:NTS S06

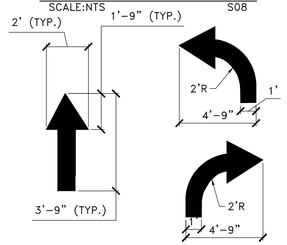


NOTES:
1. ALL CONSTRUCTION MUST CONFORM TO DOT SPECIFICATION OF MATERIALS AND WORKMANSHIP.
2. CONTRACTION JOINTS 8" O.C.
3. SAWCUT JOINTS ACCEPTABLE.
4. PROVIDE ROUGH BROOM FINISH.

CONCRETE PAVEMENT
SCALE:NTS S07

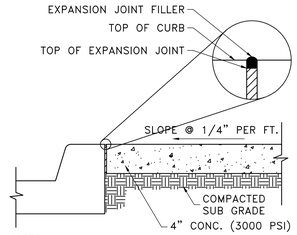


PAVEMENT INTERFACE
SCALE:NTS S08



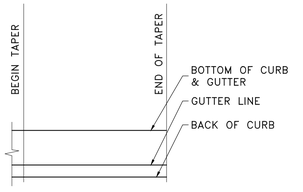
NOTE: ALL TRAFFIC FLOW ARROWS TO BE SOLID WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSION ABOVE

PAINTED TRAFFIC ARROWS
SCALE:NTS S20

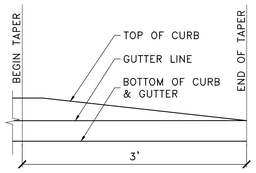


NOTES:
1. 1/8"x1" CONTRACTION JOINTS 4' O.C.
2. 3/8" EXPANSION JOINTS 32' O.C.
3. ALL EDGES SHALL BE TOOLED TO A RADIUS OF 1/2".
4. WALKS SHALL BE GIVEN A LIGHT BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAFFIC

SIDEWALK DETAIL
SCALE:NTS S13

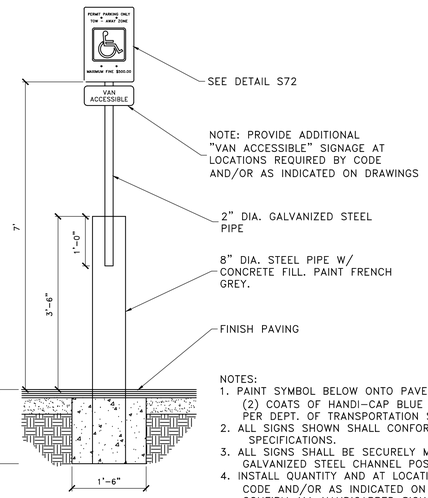


TOP VIEW



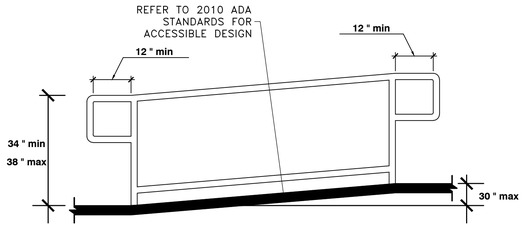
ELEVATION VIEW

CURB TAPER
SCALE:NTS S36



NOTES:
1. PAINT SYMBOL BELOW ONTO PAVED SURFACE WITH (2) COATS OF HANDI-CAP BLUE PAINT. MANUF. AS PER DEPT. OF TRANSPORTATION SPECS.
2. ALL SIGNS SHOWN SHALL CONFORM TO MUTCD SPECIFICATIONS.
3. ALL SIGNS SHALL BE SECURELY MOUNTED ON GALVANIZED STEEL CHANNEL POSTS.
4. INSTALL QUANTITY AND AT LOCATIONS REQUIRED BY CODE AND/OR AS INDICATED ON DRAWINGS. CONFIRM ALL HANDICAPPED SIGNAGE CODES.

HANDICAP PARKING SIGN
SCALE:NTS S71



ACCESSIBLE RAMP STEEL HANDRAILS
SCALE:NTS

NOTES:

HANDRAILS. IF A RAMP RUN HAS A RISE GREATER THAN 6 IN (150 MM) THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL COMPLY WITH 505 AND SHALL HAVE THE FOLLOWING FEATURES:

(1) HANDRAILS SHALL BE PROVIDED ALONG BOTH SIDES OF RAMP SEGMENTS AND SHALL ALWAYS BE CONTINUOUS BETWEEN RUNS.

(2) HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES.

(3) THE CLEAR SPACE BETWEEN THE HANDRAIL AND ADJACENT SURFACES SHALL BE 1-1/2 IN (38 MM).

(4) GRIPPING SURFACES SHALL BE CONTINUOUS.

(5) TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34 IN AND 38 IN ABOVE RAMP SURFACES.

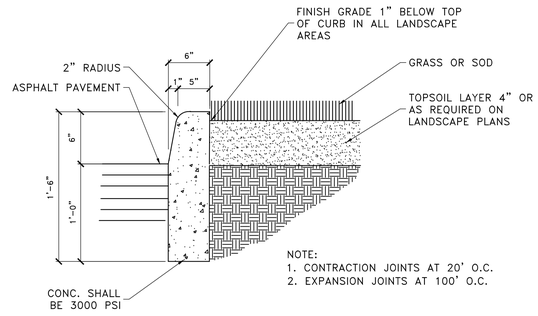
(6) ENDS OF HANDRAILS SHALL BE EITHER ROUNDED OR RETURNED SMOOTHLY TO FLOOR, WALL OR POST.

(7) HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

(8) CIRCULAR CROSS SECTION GRIPPING SURFACES SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4 INCHES MINIMUM AND 2 INCHES MAXIMUM.

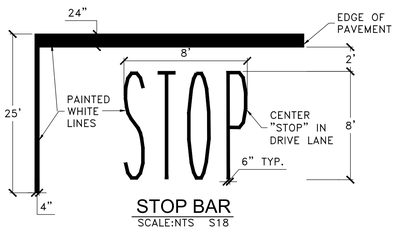
(9) NON-CIRCULAR CROSS SECTIONS SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 6-1/4 INCHES MAXIMUM, AND A CROSS-SECTION DIMENSION OF 2-1/4 INCHES MAXIMUM.

(10) HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.

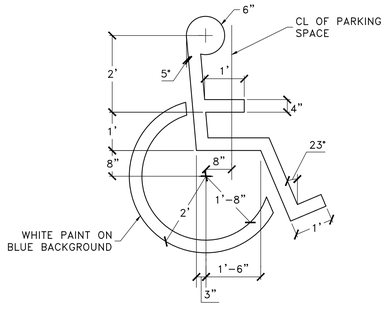


NOTE:
1. CONTRACTION JOINTS AT 20' O.C.
2. EXPANSION JOINTS AT 100' O.C.

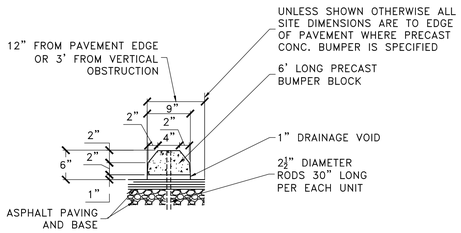
HEADER CURB
SCALE:NTS S48



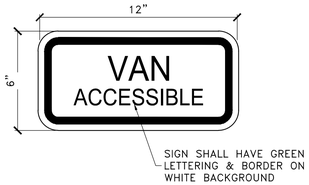
STOP BAR
SCALE:NTS S18



UNIVERSAL STRIPED HANDICAP SYMBOL
SCALE:NTS S16

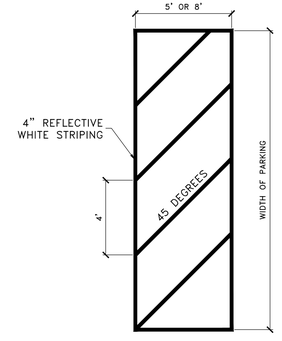


CONCRETE WHEEL STOP
SCALE:NTS S22

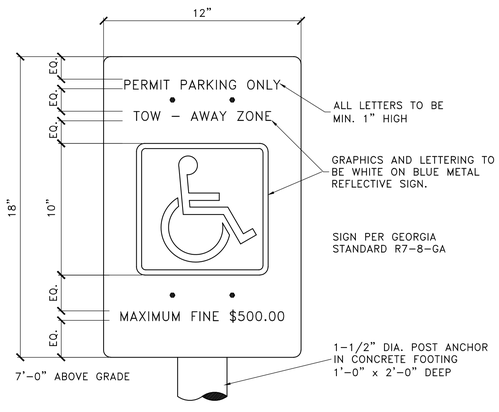


NOTES:
1. SIGN SHALL MEET ALL STATE & FEDERAL ADA GUIDELINES & REQUIREMENTS.
2. SIGN SHALL MEET ALL MUTCD REGULATORY SIGN REQUIREMENTS FOR R7-8a & R7-8b.
3. SIGN SHALL BE MOUNTED A MINIMUM OF 60" ABOVE THE PARKING SURFACE (MIN. 84" IN GEORGIA).

VAN ACCESSIBLE SIGN PLACARD
SCALE:NTS



MARKING DIAGONAL
SCALE:NTS S37



HANDICAP PARKING SIGN
SCALE:NTS S72

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COLUMBIA ENGINEERING

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PROJECT
DOWNTOWN NORCROSS PARKING IMPROVEMENTS
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NORCROSS, GA 30071

CLIENT
CITY OF NORCROSS
345 LIVELY AVE
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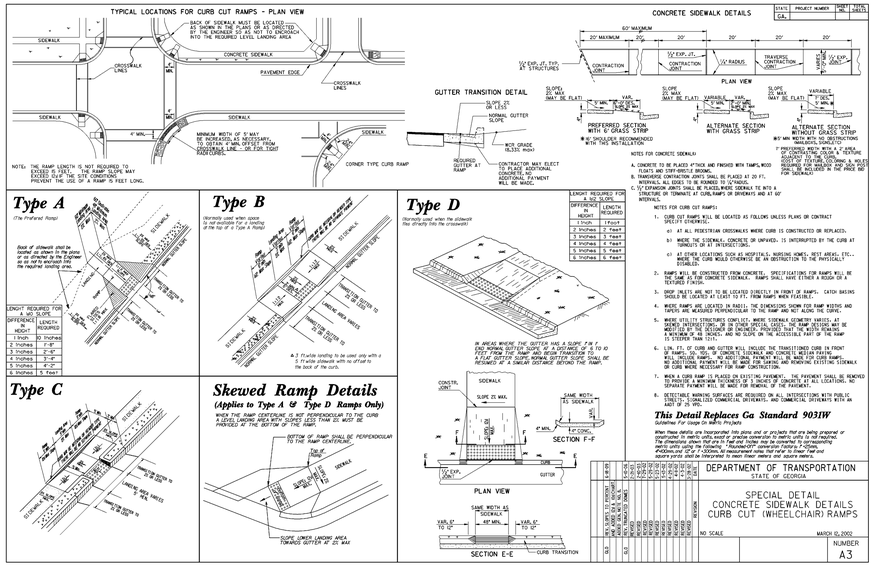
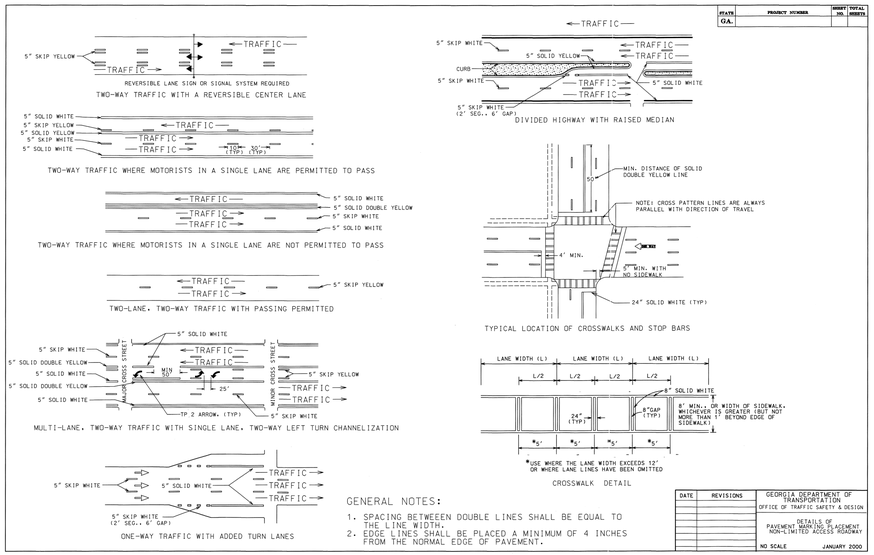
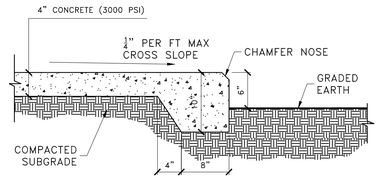
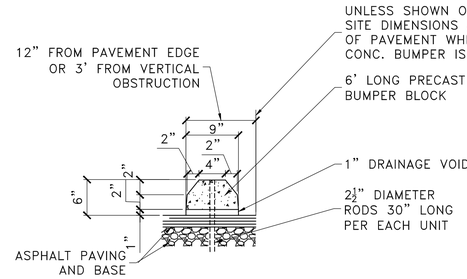
PROJECT NO.	6170.02	







SIDEWALK TURN DOWN EDGE DETAIL
SCALE:NTS S74



CONCRETE WHEEL STOP
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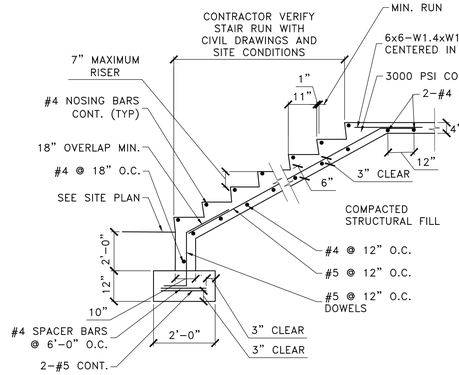
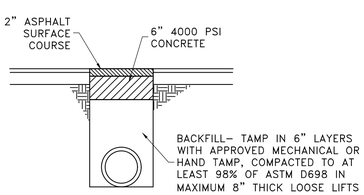


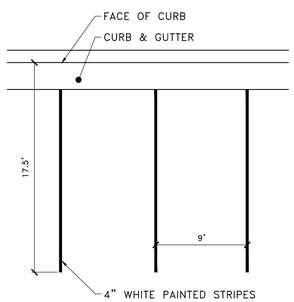
TYPICAL CONCRETE STAIR
SCALE:NTS S69



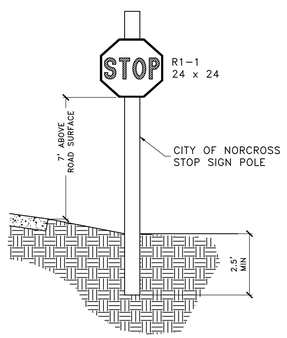
THE BACK FILLING MATERIAL SHALL BE A SELECTED BACK FILLING MATERIAL FREE OF LARGE ROCKS, ROOTS, LUMPS, ETC. AND APPROVED BY DEPARTMENT OF PUBLIC WORKS. THE BACKFILL MATERIAL SHALL BE AT OPTIMUM MOISTURE. UNSUITABLE MATERIAL SUCH AS MUCK, HIGHLY MICACEOUS MATERIAL, DISINTEGRATED ROCK, ETC. EXCAVATED FROM THE TRENCH SHALL BE DISPOSED OF.

PAVEMENT CUT SHALL BE TRIMMED TO STRAIGHT, EVEN LINES WITH VERTICAL FACE AND TACKED WITH A LIQUID ASPHALT PRIOR TO PLACING THE ASPHALT PAVEMENT.

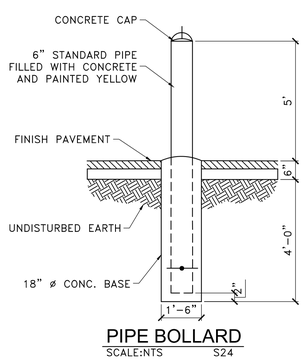
PAVEMENT PATCH DETAIL
SCALE:NTS S09



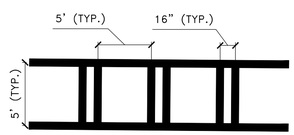
90° STRIPING DETAIL
SCALE:NTS S32



STOP SIGN
SCALE:NTS S19

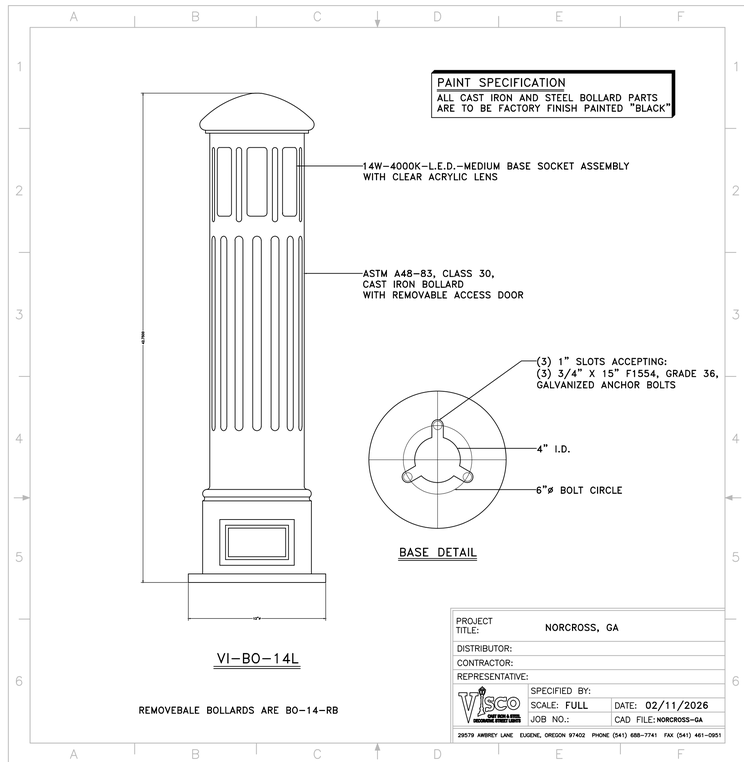


PIPE BOLLARD
SCALE:NTS S24



NOTE: ALL CROSSWALK STRIPING TO BE SOLID 8" WHITE REFLECTIVE TRAFFIC PAINT AS PER DIMENSION ABOVE

CROSSWALK STRIPING
SCALE:NTS



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PROJECT
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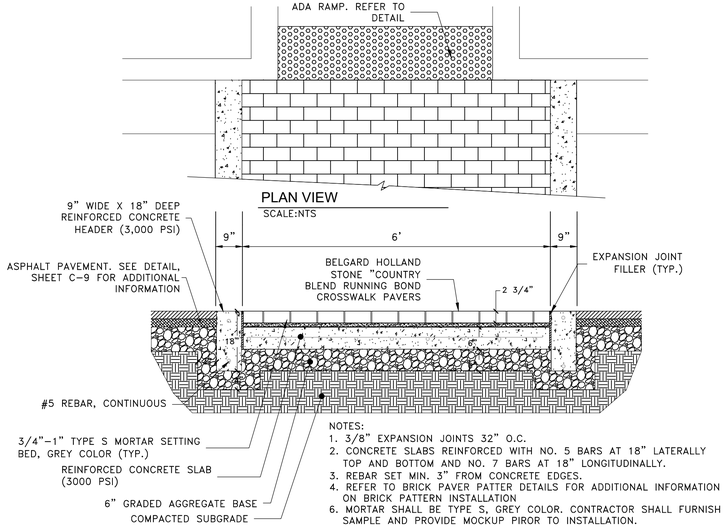
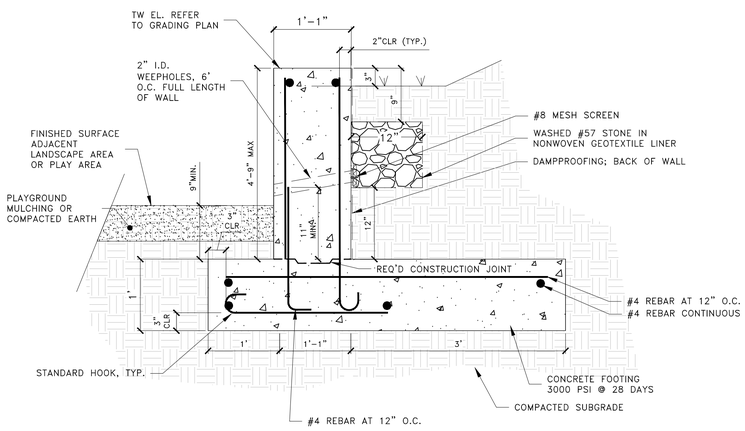


NOTES:
1. 3/8" EXPANSION JOINTS 32" O.C.
2. CONCRETE SLABS REINFORCED WITH NO. 5 BARS AT 18" LATERALLY TOP AND BOTTOM AND NO. 7 BARS AT 18" LONGITUDINALLY.
3. REBAR SET MIN. 3" FROM CONCRETE EDGES.
4. REFER TO BRICK PAVER PATTER DETAILS FOR ADDITIONAL INFORMATION ON BRICK PATTERN INSTALLATION
6. MORTAR SHALL BE TYPE S, GREY COLOR. CONTRACTOR SHALL FURNISH SAMPLE AND PROVIDE MOCKUP PIROR TO INSTALLATION.

PAVERS IN VEHICULAR USE AREAS

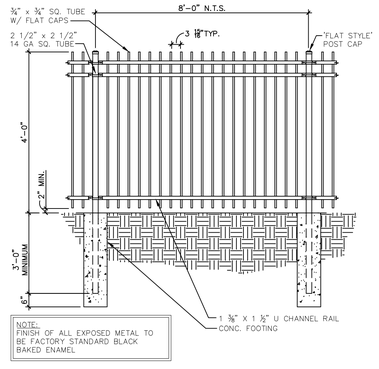
NTS



ALL RETAINING WALLS THAT ARE NOT CIP WALLS SHALL BE CMU WALLS

CAST IN PLACE RETAINING WALL

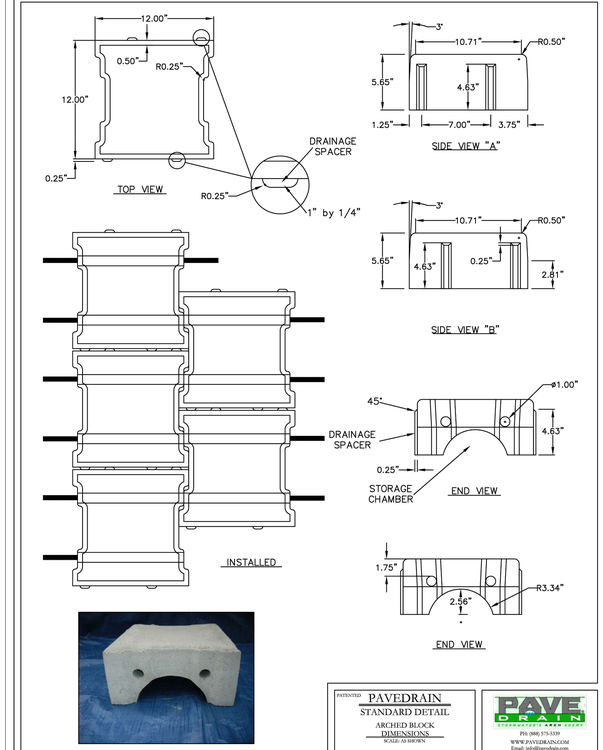
NTS



NOTE:
FINISH OF ALL EXPOSED METAL TO BE FACTORY STANDARD BLACK BAKED ENAMEL

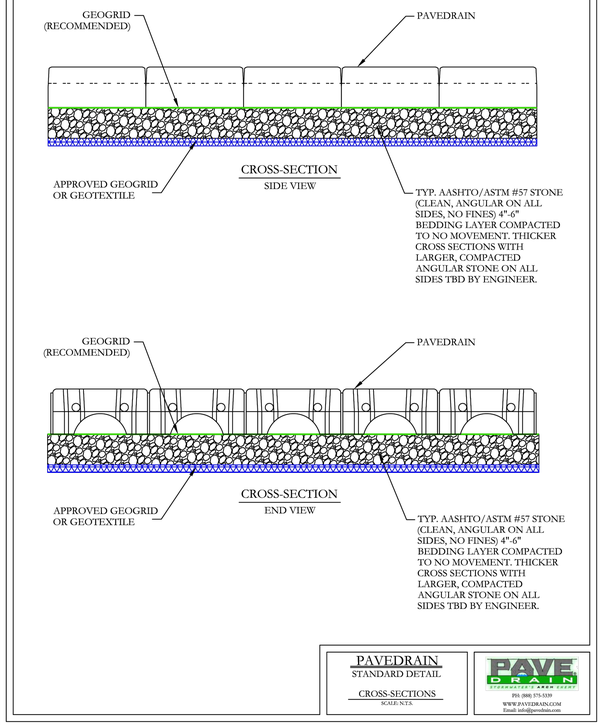
ORNAMENTAL PICKET FENCE

SCALE:NTS



PATENTED PAVEDRAIN
STANDARD DETAIL
ARCHED BLOCK DIMENSIONS
SCALE: AS SHOWN

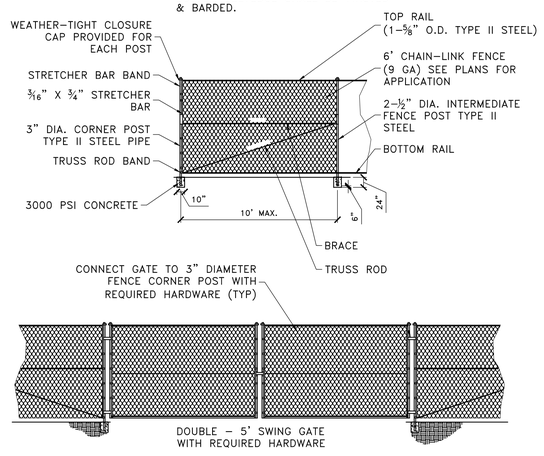
PAVE DRAIN
PH: (800) 575-5339
WWW.PAVEDRAIN.COM
Email: info@pavedrain.com



PAVEDRAIN
STANDARD DETAIL
CROSS-SECTIONS
SCALE: N.T.S.

PAVE DRAIN
PH: (800) 575-5339
WWW.PAVEDRAIN.COM
Email: info@pavedrain.com

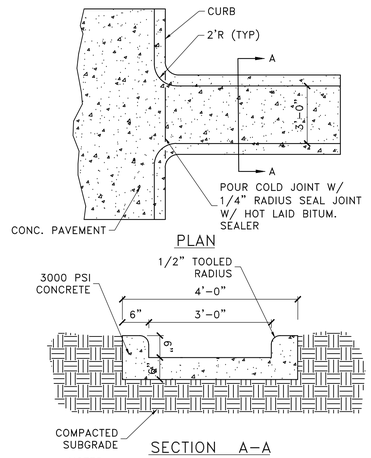
NOTE:
TOP SELVEDGE SHALL BE KNUCKED.
BOTTOM SELVEDGE SHALL BE TWISTED & BARDED.



NOTE:
ALL CONSTRUCTION MUST CONFORM TO CONTRACT SPECIFICATIONS AND REQUIREMENTS FOR MATERIALS AND WORKMANSHIP.

CHAIN LINK FENCING

SCALE:NTS S25



PLAN

SECTION A-A

NOTES:
1. 1/8"x1" CONTRACTION JOINTS 4' O.C.
2. 3/8" EXPANSION JOINTS 32' O.C.
3. ALL EDGES SHALL BE TOOLED TO A RADIUS OF 1/2".
4. WALKS SHALL BE GIVEN A LIGHT BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAFFIC

CONCRETE FLUME

SCALE:NTS G13

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(770) 925-0357

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DRAWING NO.	C-7.3

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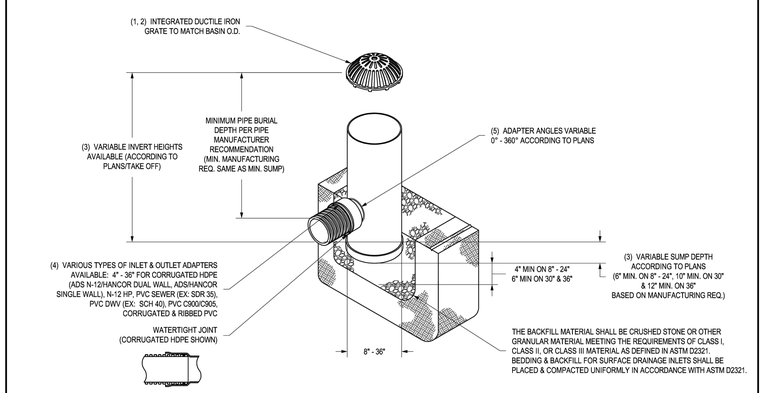
NYLOPLAST DRAIN BASIN WITH DOME GRATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 8" & 10" DOME GRATES FIT ONTO THE DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 8" - 30" DOME GRATES HAVE NO LOAD RATING.

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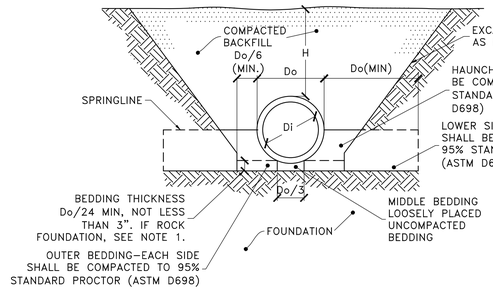
REVISED BY	NMH	PROJECT NO./NAME	
DATE	06-12-18		
DWG SIZE	A	SCALE 1:40 SHEET 1 OF 1	DWG NO. 7001-110-397 REV E

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2440
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: DRAIN BASIN WITH DOME GRATE QUICK SPEC INSTALLATION DETAIL



1) IF ROCK FOUNDATION IS PRESENT, BEDDING THICKNESS SHALL BE Do/12 MINIMUM, AND NOT LESS THAN 6".
2) THE TRENCH TOP ELEVATION SHALL BE NO LOWER THAN 0.1H BELOW FINISHED GRADE OR, FOR ROADWAYS, ITS TOP SHALL BE NO LOWER THAN AN ELEVATION OF 1' BELOW THE BOTTOM OF THE PAVEMENT BASE MATERIAL.
3) SOIL IN BEDDING AND HAUNCH ZONES SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE MAJORITY OF SOIL IN THE BACKFILL ZONE.
4) THE TRENCH WIDTH SHALL BE WIDER THAN SHOWN IF REQUIRED FOR ADEQUATE SPACE TO ATTAIN THE SPECIFIED COMPACTION IN THE HAUNCH AND BEDDING ZONES.
5) FOR TRENCH WALLS THAT ARE WITHIN 10 DEGREES OF VERTICAL, THE COMPACTION OR FIRMNESS OF THE SOIL IN THE TRENCH WALLS AND LOWER SIDE ZONE NEED NOT BE CONSIDERED.
6) FOR TRENCH WALLS WITH GREATER THAN 10 DEGREE SLOPES THAT CONSIST OF EMBANKMENT, THE LOWER SIDE SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS SPECIFIED FOR THE SOIL IN THE BACKFILL ZONE.

REINFORCED CONCRETE PIPE BEDDING

SCALE:NTS

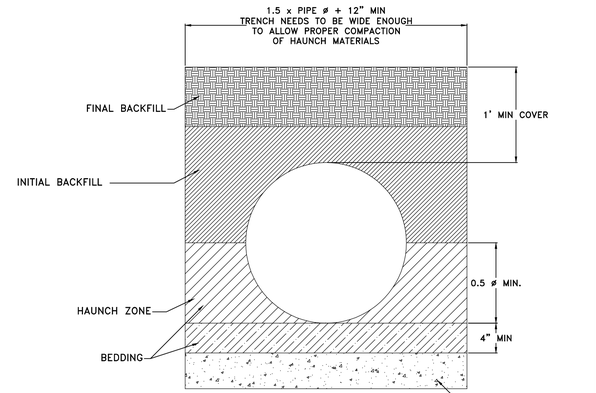
NOTE:
*PIPE TO BE INSTALLED PER THE REQUIREMENTS OF ASTM D2321

*BEDDING AND INITIAL BACKFILL TO BE COMPACTED TO AT LEAST 90% STANDARD PROCTOR DENSITY

*BACKFILL TO BE PLACED AND COMPACTED IN 6" LOOSE LIFTS EQUALLY ON EACH SIDE OF THE PIPE.

*ACCEPTABLE BEDDING AND BACKFILL MATERIALS MEET THE REQUIREMENTS OF ASTM D2321 CLASSES I, II, OR III, OR THE REQUIREMENTS OF GDOT TYPE I FOUNDATION MATERIAL.

*INCREASED MINIMUM HEIGHT OF COVER MAY BE REQUIRED FOR LARGER PIPE ø AND FOR EXPECTED LOADS GREATER THAN HS–20 LIVE LOAD.



HDPE BACKFILL DETAIL

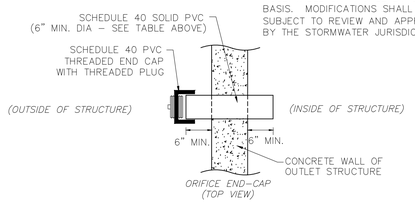
SOUTHEAST CULVERT, INC.

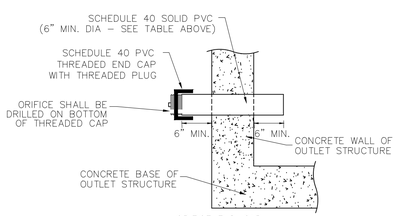
REV	DATE	DESCRIPTION
.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

CUSTOMER: .
PROJECT: .
LOCATION: .
MATERIAL: .
QUANTITY: .
SCALE: N/A
DWG HDPE BACKFILL DETAIL
SHT SHTS A

OUTLET ORIFICE DIAMETER	SOLID PVC PIPE SIZE
<3"	6"
3" TO <5"	8"
5" TO <11"	12"

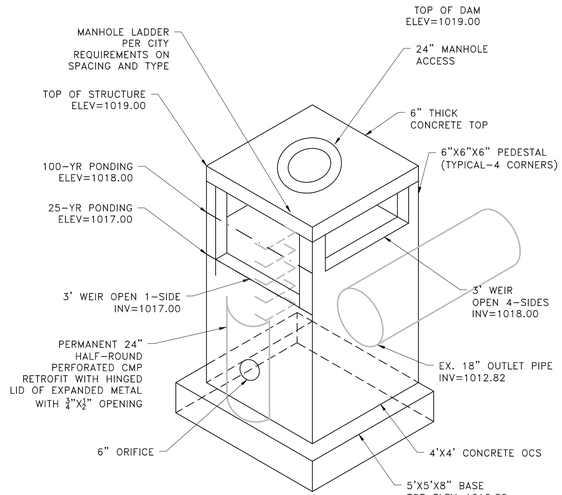
NOTES:
1.) FILL GAP BETWEEN STRUCTURE AND PVC WITH MORTAR OR INSTALL A FERNCO ADAPTER.
2.) SIZE ORIFICE AS REQUIRED
3.) PIPE SIZE SHALL BE SPECIFIED PER TABLE AT LEFT. PIPE SIZES SHALL BE CONSISTENT FOR EACH END–CAP ASSEMBLY.
4.) VARIATIONS TO THIS DETAIL MAY BE ACCEPTABLE ON A CASE BY CASE BASIS. MODIFICATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE STORMWATER JURISDICTION.





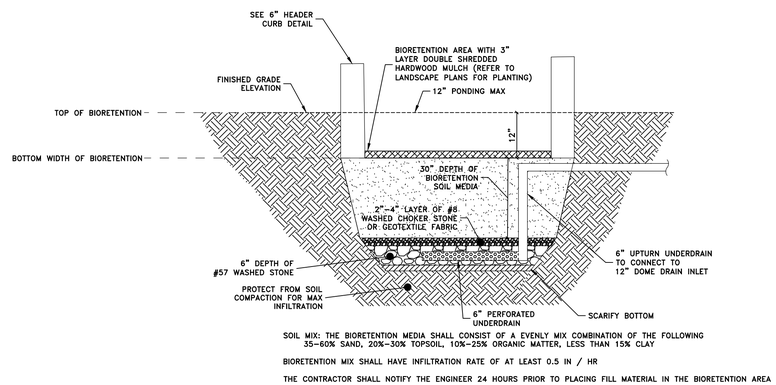
ORIFICE END–CAP DETAIL

SCALE:NTS



DRY POND A OCS DETAIL

NTS



SOIL MIX: THE BIORETENTION MEDIA SHALL CONSIST OF A EVENLY MIX COMBINATION OF THE FOLLOWING 35–60% SAND, 20%–30% TOPSOIL, 10%–25% ORGANIC MATTER, LESS THAN 15% CLAY

BIORETENTION MIX SHALL HAVE INFILTRATION RATE OF AT LEAST 0.5 IN / HR

THE CONTRACTOR SHALL NOTIFY THE ENGINEER 24 HOURS PRIOR TO PLACING FILL MATERIAL IN THE BIORETENTION AREA

BIORETENTION AREA WITH UPTURNED UNDERDRAIN

NTS

COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

PROJECT
DOWNTOWN NORCROSS PARKING IMPROVEMENTS
65 LAWRENCEVILLE STREET
NORCROSS, GA 30071

CLIENT
CITY OF NORCROSS
345 LIVELY AVE
NORCROSS, GA 30071

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REVISIONS | DATE

60% PRELIMINARY

DRAWING TITLE

DETAILS

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DRAWN BY	KG	DRAWING NO.	
DATE	02/11/26		C-7.4
PROJECT NO.	6170.02		

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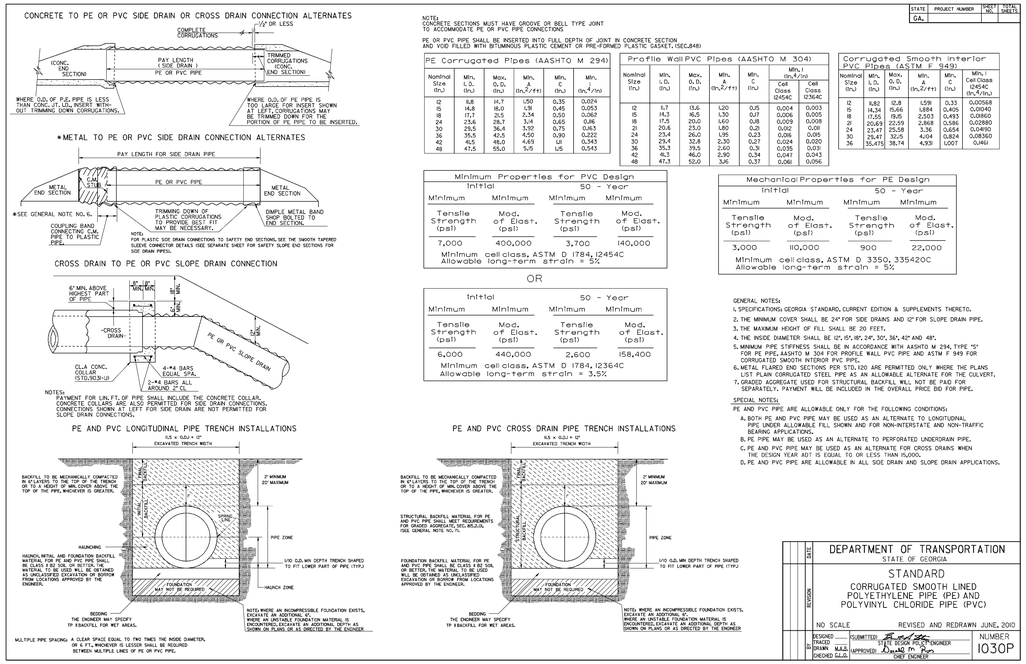


NOTES:
1. CONCRETE SECTIONS MUST HAVE GROOVE OR BELL TYPE JOINT TO ACCOMMODATE PE OR PVC PIPE CONNECTIONS
2. PE OR PVC PIPE SHALL BE INSERTED INTO FULL DEPTH OF JOINT IN CONCRETE SECTION AND VOID FILLED WITH BITUMINOUS PLASTIC CEMENT OR PRE-FORMED PLASTIC GASKET, (SEC.848)

PE Corrugated Pipes (AASHTO M 294)

Nominal Size (in.)	Min. I.D. (in.)	Max. O.D. (in.)	Min. A (in.²/ft)	Min. C (in.)	Min. (in.⁴/in)
12	11.8	14.7	1.50	0.35	0.029
15	14.8	18.0	1.59	0.45	0.053
18	17.7	21.5	2.34	0.50	0.062
24	23.6	28.7	3.54	0.45	0.86
30	29.5	36.4	3.92	0.75	0.63
36	35.5	42.5	4.59	0.90	0.543
42	41.5	48.0	4.59	LS	0.543
48	47.5	55.0	5.5	LS	0.543

Minimum Properties for PVC Design

Initial 50 - Year			
Minimum Tensile Strength (psi)	Minimum Mod. of Elast. (psi)	Minimum Tensile Strength (psi)	Minimum Mod. of Elast. (psi)
7,000	400,000	3,700	140,000

Minimum cell class, ASTM D 1784, I12454C
Allowable long-term strain = 5%

OR

Initial 50 - Year			
Minimum Tensile Strength (psi)	Minimum Mod. of Elast. (psi)	Minimum Tensile Strength (psi)	Minimum Mod. of Elast. (psi)
6,000	440,000	2,600	158,400

Minimum cell class, ASTM D 1784, I23647C
Allowable long-term strain = 3.5%

Profile Wall PVC Pipes (AASHTO M 304)

Nominal Size (in.)	Min. I.D. (in.)	Max. O.D. (in.)	Min. A (in.²/ft)	Min. C (in.)	Min. (in.⁴/in)
12	11.7	13.6	L20	0.25	0.004
15	14.3	16.5	L30	0.27	0.006
18	17.4	20.0	L40	0.28	0.009
24	23.4	25.0	L50	0.25	0.02
30	29.4	32.4	L95	0.22	0.05
30	29.4	32.4	2.30	0.27	0.024
36	35.3	39.5	2.60	0.31	0.035
42	41.3	46.0	2.90	0.34	0.041
48	47.1	52.0	3.16	0.37	0.061

Corrugated Smooth Interior PVC Pipes (ASTM F 949)

Nominal Size (in.)	Min. I.D. (in.)	Max. O.D. (in.)	Min. A (in.²/ft)	Min. C (in.)	Min. Cell Class (12454C in.⁴/in.)
12	11.82	12.8	1.59	0.33	0.00568
15	14.34	15.46	1.884	0.405	0.00940
18	17.55	19.05	2.503	0.493	0.00860
24	20.65	22.59	2.868	0.586	0.02880
24	23.47	25.58	3.36	0.654	0.04910
30	29.47	32.05	4.04	0.824	0.08360
36	35.475	38.74	4.93	1.007	0.461

Mechanical Properties for PE Design

Initial 50 - Year			
Minimum Tensile Strength (psi)	Minimum Mod. of Elast. (psi)	Minimum Tensile Strength (psi)	Minimum Mod. of Elast. (psi)
3,000	110,000	900	22,000

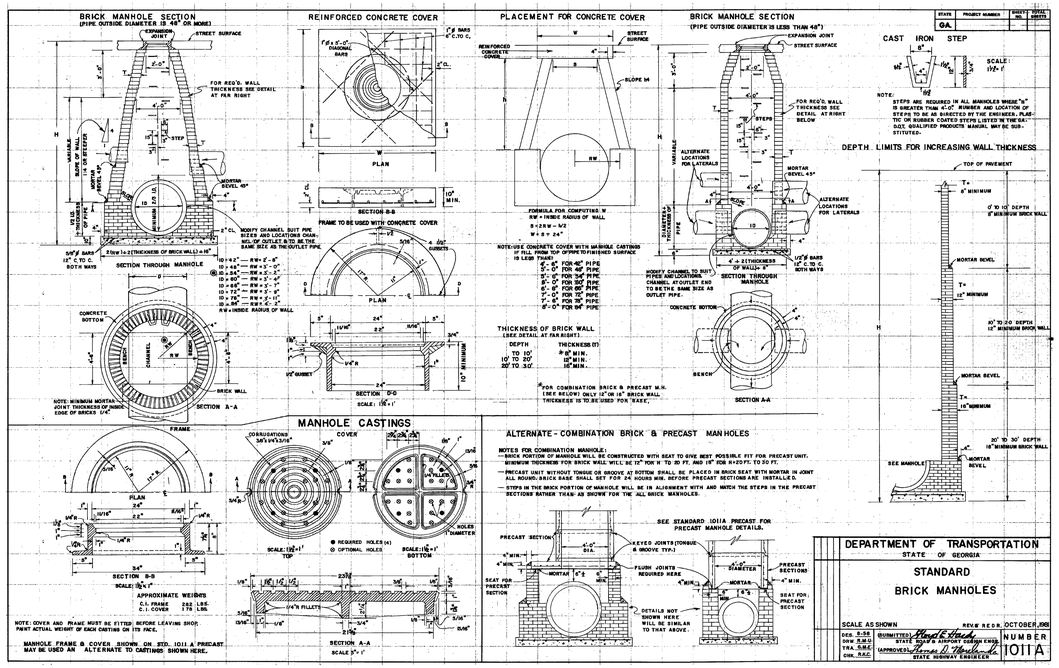
Minimum cell class, ASTM D 3350, 335420C
Allowable long-term strain = 5%

GENERAL NOTES
1. SPECIFICATIONS,GEORGIA STANDARD,CURRENT EDITION & SUPPLEMENTS THERETO.
2. THE MINIMUM COVER SHALL BE 24"FOR SIDE DRAINS AND 12"FOR SLOPE DRAIN PIPE.
3. THE MAXIMUM HEIGHT OF FILL SHALL BE 20 FEET.
4. THE INSIDE DIAMETER SHALL BE 12", 15", 18", 24", 30", 36", 42" AND 48".
5. MINIMUM PIPE STIFFNESS SHALL BE IN ACCORDANCE WITH AASHTO M 294, TYPE "S" FOR PE PIPE, AASHTO M 304 FOR PROFILE WALL PVC PIPE AND ASTM F 949 FOR CORRUGATED SMOOTH INTERIOR PVC PIPE.
6. METAL FLARED END SECTIONS PER STD.1120 ARE PERMITTED ONLY WHERE THE PLANS LIST PLAIN CORRUGATED STEEL PIPE AS AN ALLOWABLE ALTERNATE FOR THE PIPE CULVERT.
7. GRADED AGGREGATE USED FOR STRUCTURAL BACKFILL WILL NOT BE PAID FOR SEPARATELY, PAYMENT WILL BE INCLUDED IN THE OVERALL PRICE BID FOR PIPE.

SPECIAL NOTES:
PE AND PVC PIPE ARE ALLOWABLE ONLY FOR THE FOLLOWING CONDITIONS:
A. BOTH PE AND PVC PIPE MAY BE USED AS AN ALTERNATE TO LONGITUDINAL PIPE UNDER ALLOWABLE FILL SHOWN AND FOR NON-INTERSTATE AND NON-TRAFFIC BEARING APPLICATIONS.
B. PE PIPE MAY BE USED AS AN ALTERNATE TO PERFORATED UNDERDRAIN PIPE.
C. PE AND PVC PIPE MAY BE USED AS AN ALTERNATE FOR CROSS DRAINS WHEN THE DESIGN YEAR ADT IS EQUAL TO OR LESS THAN 15,000.
D. PE AND PVC PIPE ARE ALLOWABLE IN ALL SIDE DRAIN AND SLOPE DRAIN APPLICATIONS.

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA.			

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
STANDARD
CORRUGATED SMOOTH LINED POLYETHYLENE PIPE (PE) AND POLYVINYL CHLORIDE PIPE (PVC)
NO SCALE — REVISED AND REDRAWN JUNE, 2010
DESIGNED — SUBMITTED — STATE BRIDGE & STRUCTURE DESIGN ENGR.
DRAWN W.A.S. — APPROVED — STATE DESIGN ENGR.
CHECKED G.L.G. — DATE — CHIEF ENGINEER
NUMBER 1030P



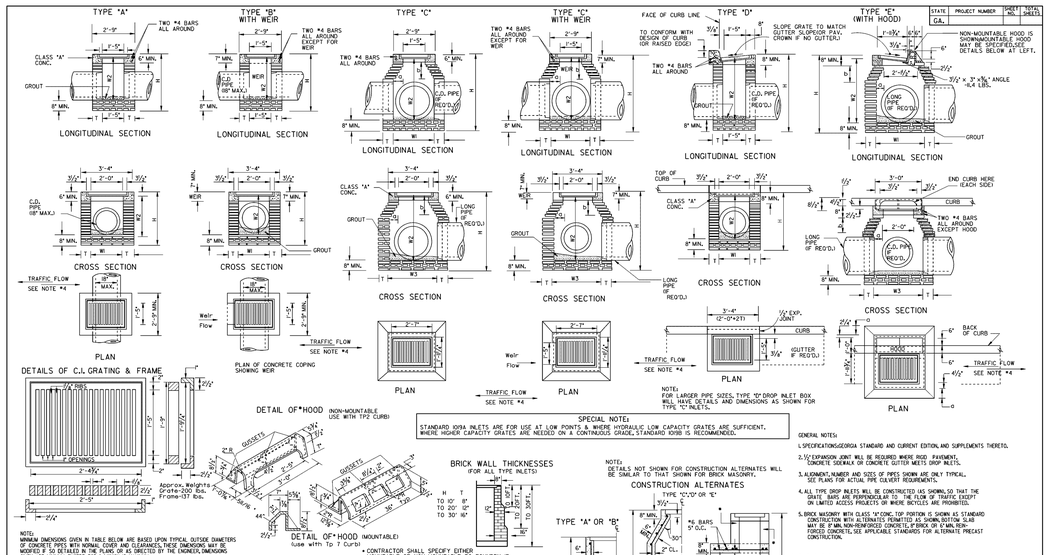
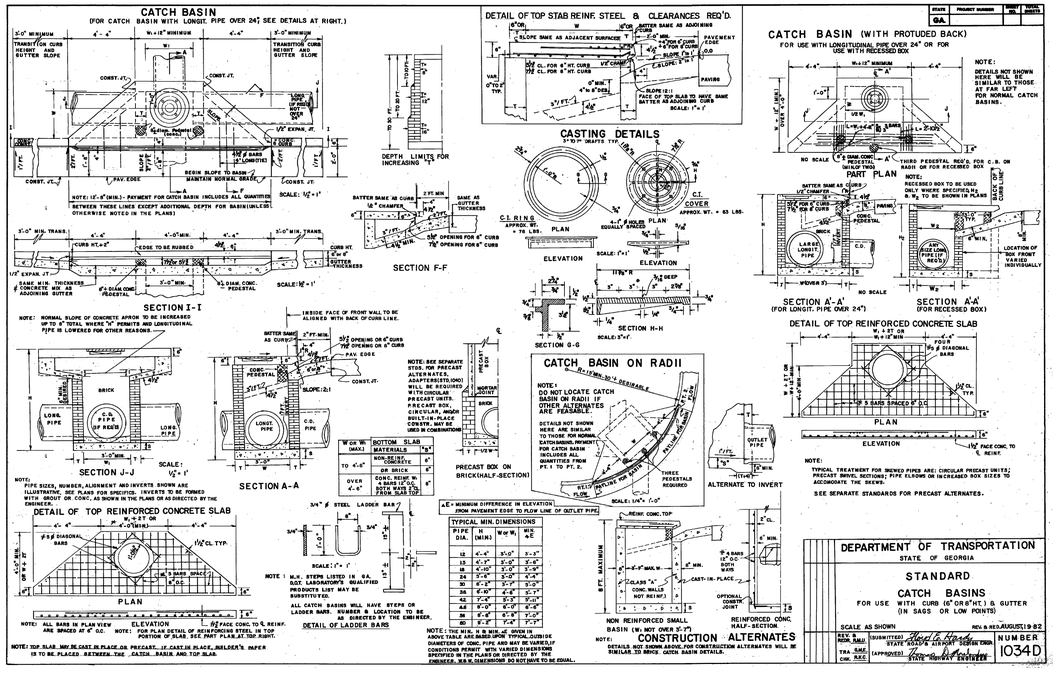


TABLE OF MINIMUM DIMENSIONS FOR DROP INLETS

D	TYPE"A" or "B" BRICK OR REINF. CONC.			TYPE "C" OR"D" (BRICK)					TYPE "C" (BRICK)					TYPE"C","D" OR"E" (REINFORCED CONCRETE)					W
	W	W2	W3	W	W2	W3	(MAX.)	b	Width	W	W2	W3	(MAX.)	b	Width	Type"C"	Type"D"	W2	W3	(MAX.)	b	Width
12"	2'-0"	2'-7"	3'-3½"	2'-0½"	2'-9"	0'-4⅝"	0'-3⅞"	1'-8½"	1'-5½"	2'-0½"	2'-7"	3'-0"	0'-3⅞"	1'-8½"	1'-5½"	2'-0"	2'-7"	2'-7"	3'-0"	0'-3⅞"	1'-8½"	1'-5½"
18"	2'-0"	2'-10"	3'-7"	2'-0½"	3'-1½"	0'-4⅝"	0'-3⅞"	1'-8½"	1'-5½"	2'-0½"	3'-1½"	3'-0"	0'-3⅞"	1'-8½"	1'-5½"	2'-0"	2'-7"	3'-1½"	3'-0"	0'-3⅞"	1'-8½"	1'-5½"
24"	~"	~"	~"	2'-0½"	3'-7½"	0'-4⅝"	0'-3⅞"	1'-8½"	1'-5½"	2'-0½"	3'-7½"	3'-0"	0'-3⅞"	1'-8½"	1'-5½"	2'-0"	2'-7"	3'-7½"	3'-0"	0'-3⅞"	1'-8½"	1'-5½"
30"	~"	~"	~"	2'-7½"	4'-0⅝"	0'-4⅝"	1'-0"	1'-8½"	1'-5½"	2'-7½"	4'-0⅝"	3'-4"	0'-4"	1'-8½"	1'-5½"	2'-0"	2'-7"	4'-0⅝"	3'-4"	0'-4"	1'-8½"	1'-5½"
36"	~"	~"	~"	3'-1½"	4'-6⅝"	0'-4⅝"	1'-4⅛"	2'-0½"	1'-8½"	3'-1½"	4'-6⅝"	3'-8"	0'-4"	2'-0½"	1'-8½"	2'-0"	2'-7"	4'-6⅝"	3'-8"	0'-4"	2'-0½"	1'-8½"
42"	~"	~"	~"	3'-7½"	5'-1⅝"	0'-4⅝"	1'-8"	2'-0½"	1'-8½"	3'-7½"	5'-1⅝"	4'-0"	0'-4"	2'-0½"	1'-8½"	2'-0"	2'-7"	5'-1⅝"	4'-0"	0'-4"	2'-0½"	1'-8½"
48"	~"	~"	~"	4'-1½"	5'-7⅝"	0'-4⅝"	2'-0"	2'-0½"	1'-8½"	4'-1½"	5'-7⅝"	4'-0"	0'-4"	2'-0½"	1'-8½"	2'-0"	2'-7"	5'-7⅝"	4'-0"	0'-4"	2'-0½"	1'-8½"
54"	~"	~"	~"	5'-1½"	6'-1⅝"	0'-4⅝"	2'-0"	2'-0½"	1'-8½"	5'-1½"	6'-1⅝"	4'-0"	0'-4"	2'-0½"	1'-8½"	2'-0"	2'-7"	6'-1⅝"	4'-0"	0'-4"	2'-0½"	1'-8½"
60"	~"	~"	~"	6'-1½"	7'-1⅝"	0'-4⅝"	2'-0"	2'-0½"	1'-8½"	6'-1½"	7'-1⅝"	4'-0"	0'-4"	2'-0½"	1'-8½"	2'-0"	2'-7"	7'-1⅝"	4'-0"	0'-4"	2'-0½"	1'-8½"

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
STANDARD
DROP INLETS
(BUILT-IN-PLACE)
SCALE AS SHOWN — REV. & REDR. AUG., 1999
DES. — SUBMITTED — STATE BRIDGE & STRUCTURE DESIGN ENGR.
DRN. — APPROVED — STATE DESIGN ENGR.
CHK. — DATE — CHIEF ENGINEER
NUMBER 1019A



COLUMBIA ENGINEERING
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SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

PROJECT
DOWNTOWN NORCROSS PARKING IMPROVEMENTS
65 LAWRENCEVILLE STREET
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DETAILS

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DATE	02/11/26	C-7.5
PROJECT NO.	6170.02	

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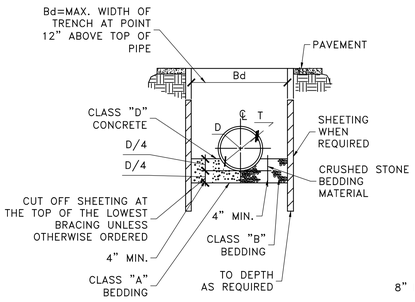
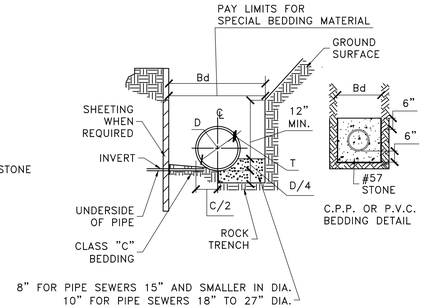




8" FOR PIPE SEWERS 15" AND SMALLER IN DIA.
10" FOR PIPE SEWERS 18" TO 27" DIA.
12" FOR PIPE SEWERS 30" AND LARGER IN DIA.

NOTES:
1. FOR PIPES WITH BELLS, BELL HOLES SHALL BE EXCAVATED.
2. FOUNDATION SHALL BE SHAPED TO FIT PIPE EXTERIOR
3. TRENCH SLOPING SHALL NOT BEGIN UNTIL 12 INCHES ABOVE THE TOP OF THE PIPE COMPACTION: THE BACKFILL OF ALL TRENCHES SHALL BE COMPACTED PER SPECIFICATIONS. BACKFILL MATERIAL SHALL BE FREE OF ROOTS, STUMPS OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. ALL O.S.H.A. REGULATIONS MUST BE COMPLIED WITH AT ALL TIMES DURING CONSTRUCTION

ASTM – 3034 DR 35 P.V.C. PIPE

D IN	T IN	Bd FT
6	0.18	2.52
8	0.24	2.70
10	0.30	2.88
12	0.36	3.04
15	0.437	3.28

AWWA C – 900 PVC OR DUCTILE IRON PIPE (DIP)

D IN	T IN	Bd FT	C FT
6	0.38	2.00	0.41
8	0.42	2.09	0.53
10	0.48	2.26	0.65
12	0.52	2.43	0.78

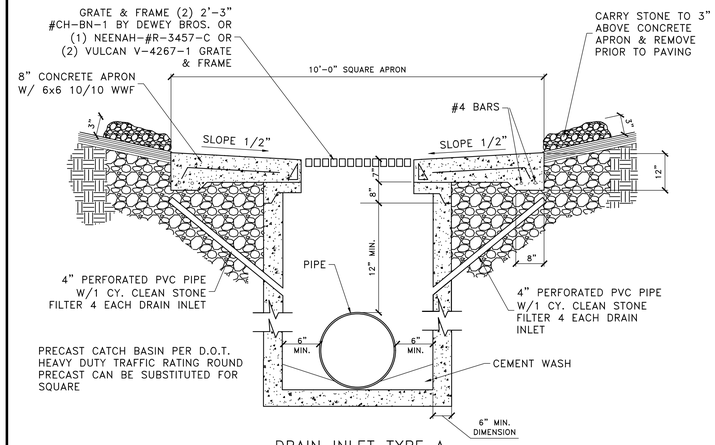
ASTM F 405 & F 667 SMOOTH WALL CORRUGATED POLYETHYLENE PIPE

D IN	T IN	Bd FT
8	1.5	2.42
10	2	2.67
12	2.2	2.87
15	2.7	3.70
18	3.5	4.08
24	4.4	4.73
30	6.0	5.50
36	6.0	6.00

ASTM C 76 REINFORCED CONCRETE PIPE (RCP)

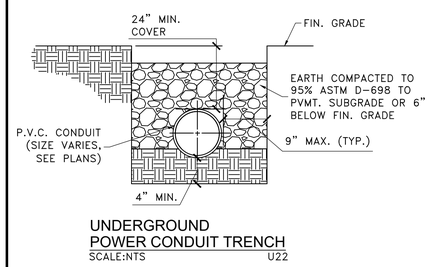
D IN	T IN	Bd ft	c ft
12	2	2.67	0.95
15	2 1/4	3.62	1.15
18	2 1/2	3.92	1.35
24	3	4.50	1.75
30	3 1/2	5.08	2.20
36	4	5.67	2.60
42	4 1/2	6.25	3.00
48	5	6.83	3.50
54	5 1/2	7.42	3.70
60	6	8.00	4.25
66	6 1/2	8.58	4.65
72	7	9.17	5.07

UTILITY TRENCHING
SCALE:NTS U28



DRAIN INLET TYPE A

DRAIN INLET TYPE "A"
SCALE:NTS G19



UNDERGROUND POWER CONDUIT TRENCH
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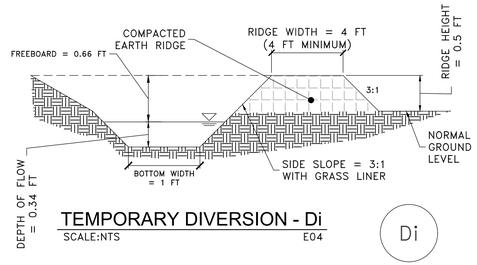
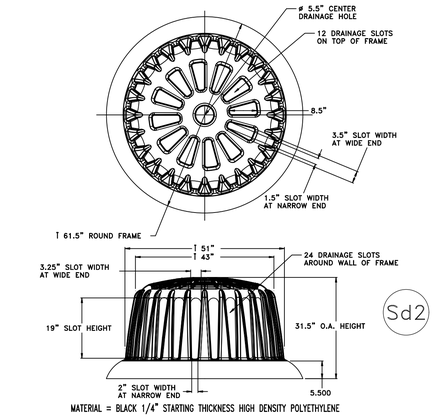
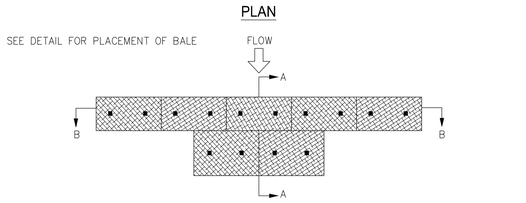


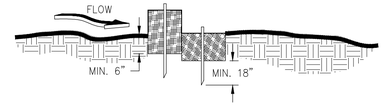
TEMPORARY DIVERSION - Di
SCALE:NTS E04 Di



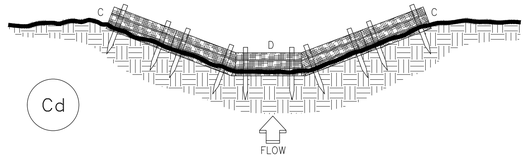
SILT SAVER ROUND FRAME
SCALE:NTS Sd2



SECTION A-A

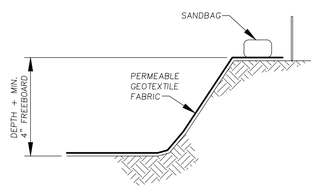


SECTION B-B

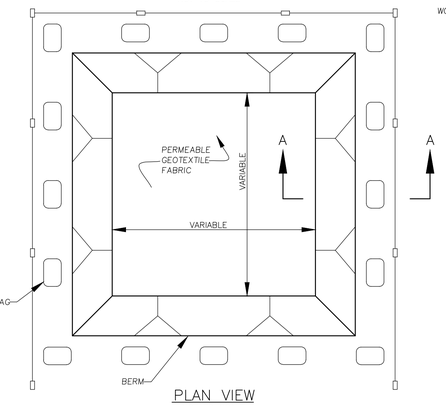


NOTES:
1. BALES SHOULD BE BOUND WITH WIRE OR NYLON STRING AND SHOULD BE PLACED IN ROWS WITH BALE ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. REMOVE #4 REBAR AFTER STRAW BALES ARE NO LONGER IN PLACE.
3. POINT C OF SECTION B–B SHOULD ALWAYS BE HIGHER THAN POINT D.

TYPICAL STRAW BALE CHECK DAM

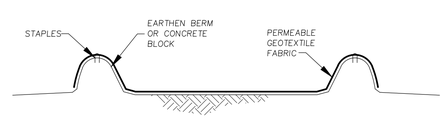


SECTION A–A
NOT TO SCALE

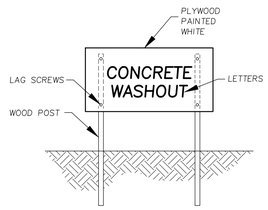


PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"



SECTION B–B
NOT TO SCALE

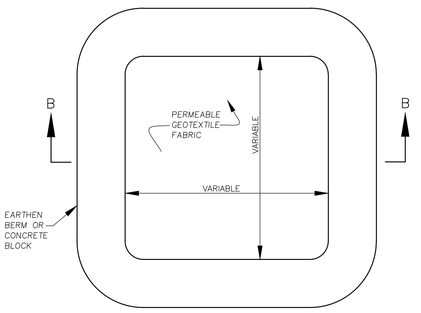


CONCRETE WASHOUT SIGN (OR EQUIVALENT)

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.
3. PROVIDE 10 MIL LEAK PROOF LINEAR

EROSION CONTROL PLAN LEGEND: CONCRETE WASHOUT

CONCRETE WASHOUT DETAIL



PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE"

COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL#22175

PROJECT
DOWNTOWN NORCROSS PARKING IMPROVEMENTS
65 LAWRENCEVILLE STREET
NORCROSS, GA 30071

CLIENT
CITY OF NORCROSS
345 LIVELY AVE
NORCROSS, GA 30071

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DATE	02/11/26	C-7.6
PROJECT NO.	6170.02	

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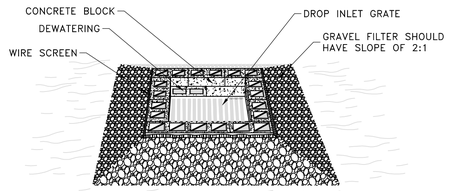
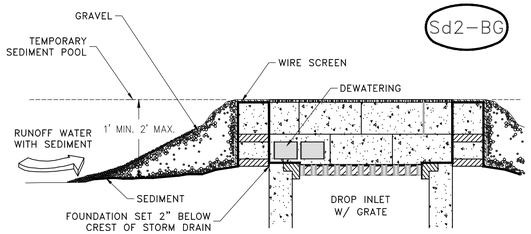
BLOCK AND GRAVEL DROP INLET PROTECTION

BLOCK AND GRAVEL PERSPECTIVE



BLOCK AND GRAVEL SECTION

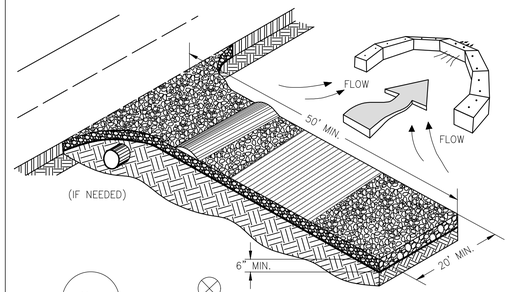
Sd2-BG



NOTES:
1. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½" INCH OPENINGS SHALL BE FITTED OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE.
2. THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM.
3. ONE BLOCK (AS SHOWN) IS TO BE PLACED ON EACH SIDE OF THE STRUCTURE ON ITS SIDE IN THE BOTTOM ROW TO ALLOW FOR POOL DRAINAGE.

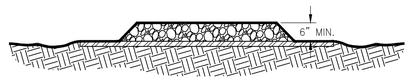
CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



Co

ENTRANCE ELEVATION

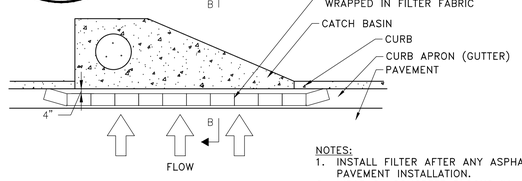


NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

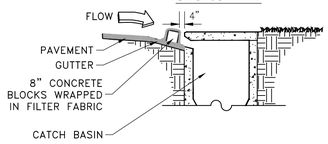
CURB INLET FILTER "PIGS IN BLANKET"

Sd2-P

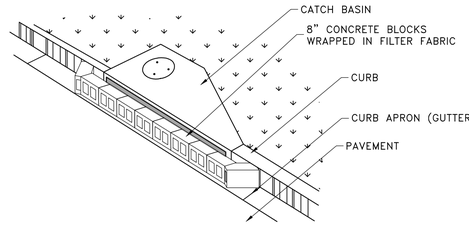
PLAN



SECTION B-B



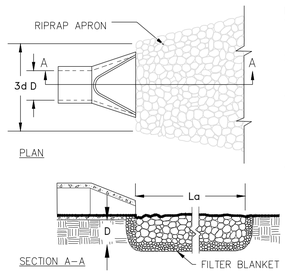
NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.



RIPRAP OUTLET PROTECTION

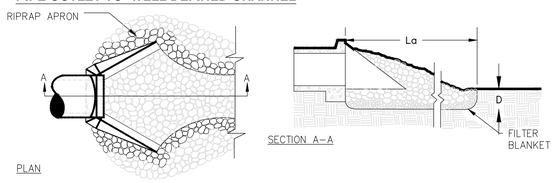
St

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESSTHAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

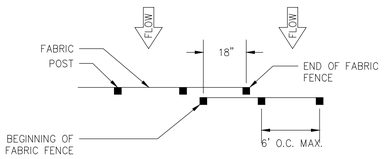
PIPE OUTLET TO WELL DEFINED CHANNEL



RIP RAP TABLE

FASTENERS FOR SILT FENCES

OVERLAP AT FABRIC ENDS



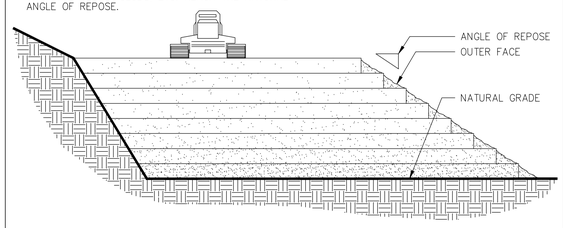
TOP VEIW – NOT TO SCALE

FRONT VIEWS – NOT TO SCALE

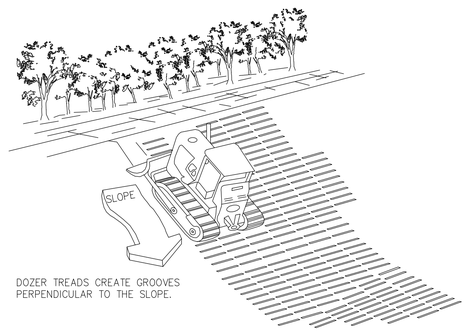
NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

FILL SLOPE TREATMENT

EACH LIFT OF THE FILL IS COMPACTED, BUT THE OUTER FACE OF THE SLOPE IS ALLOWED TO REMAIN LOOSE SO THAT THE ROCKS, CLODS, ETC. REACH THE NATURAL ANGLE OF REPOSE.



TRACKING



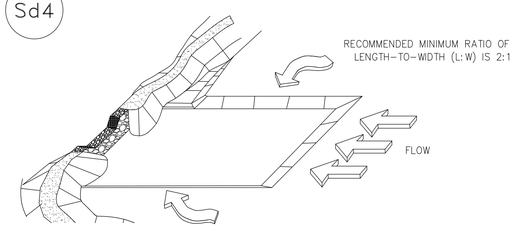
DOZER TREADS CREATE GROOVES PERPENDICULAR TO THE SLOPE.

TEMPORARY SEDIMENT TRAP

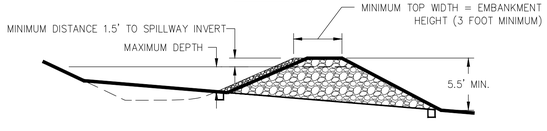
COURTESY OF CITY OF KNOXVILLE BMP EROSION AND SEDIMENT

ROCK OUTLET

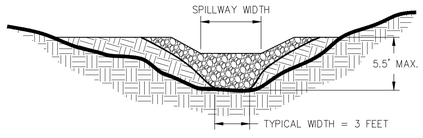
Sd4



CROSS-SECTION



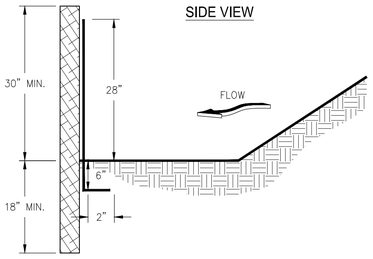
PROFILE THROUGH EMBANKMENT



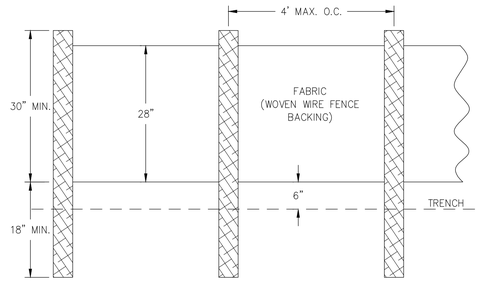
SILT FENCE - TYPE SENSITIVE

Sd1-S

SIDE VIEW



FRONT VIEW



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

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DULUTH, GEORGIA 30096
(770) 925-0357

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL#22175

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SPECIES	BROADCAST PER ACRE	BROADCAST PER 1000 SF	RESOURCE AREA	PLANTING DATES J F M A M J J A S O N D	REMARKS
BARLEY			M-L 4/ P C		14,000 SEED PER POUND WINTER HARDY. USE ON PRODUCTIVE SOILS
ALONE	144 LBS	3.3 LBS			
IN MIXTURE	24 LBS	0.6 LBS			
LESPEDEZA, ANNUAL			M-L P C		200,000 SEED PER POUND MAY VOLUNTEER FOR SEVERAL YEARS USE INOCULANT EL.
ALONE	40 LBS	0.9 LBS			
IN MIXTURE	10 LBS	0.2 LBS			
LOVEGRASS, WEEPING			M-L P C		1,500,000 SEED PER POUND MAY LAST FOR SEVERAL YEARS, MIX WITH SERICEA LESPEDEZA
ALONE	4 LBS	0.1 LBS			
IN MIXTURE	2 LBS	0.2 LBS			
MILLET, BROWN TOP			M-L P C		137,000 SED PER POUND, QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IS SEEDED AT HIGH RATES
ALONE	40 LBS	0.9 LBS			
IN MIXTURE	10 LBS	0.2 LBS			
RYE			M-L P C		18,000 SEED PER POUND, QUICK COVER. DROUGHT TOLERANT AND WINTER HARDY
ALONE	3 BU	3.9 LBS			
IN MIXTURE	1/2 BU	0.6 LBS			
RYEGRASS, ANNUAL			M-L P C		227,000 SEED PER POUND. DENSE COVER. VERY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES.
ALONE	50 LBS	0.9 LBS			

M-L REPRESENTS TO MOUNTAIN; BLUE RIDGE; AND RIDGES AND VALLEYS MLRA'S

C REPRESENTS THE SOUTHERN COASTAL PLAIN; SAND HILLS; AND ATLANTIC COAST. FLATWOODS MLRA'S

DISTURBED AREA STABILIZATION (TEMP)

SCALE:NTS E42

Ds2

SPECIES	BROADCAST PER ACRE	BROADCAST PER 1000 SF	RESOURCE AREA	PLANTING DATES J F M A M J J A S O N D	REMARKS
BERMUDA, COMMON HULLED SEED			P C		1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING AND SOD FORMING. FULL SUN. GOOD FOR ATHLETIC FIELDS
ALONE	10 LBS	0.2 LBS			
WITH OTHER PERENNIALS	6 LBS	0.1 LBS			
BERMUDA, COMMON UNHULLED SEED			P C		PLANT WITH WINTER ANNUALS PLANT WITH TALL FESCUE
W/TEMP COVER	10 LBS	0.2 LBS			
WITH OTHER PERENNIALS	6 LBS	0.1 LBS			
CENTIPEDE	BLOCK SOD ONLY		M-L P		DROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJACENT TO CONC. AND IN CONCENTRATED FLOW AREAS. IRRIGATION IS NEEDED UNTIL FULLY ESTABLISHED. DO NOT PLANT NEAR PASTURES.
CROWNVETCH			M-L P		100,000 SEED PER POUND. DENSE GROWTH, DROUGHT TOLERANT AND FIRE RESISTANT. USE FROM NORTH ATLANTA & NORTHWARD
WITH WINTER ANNUALS OR COOL SEASON GRASSES	15 LBS	0.3 LBS			
FESCUE, TALL			M-L P		227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. NOT FOR HEAVY USE.
ALONE	50 LBS	1.1 LBS			
W/OTHER PERENNIALS	30 LBS	0.7 LBS			
LESPEDEZA			M-L P C		300,000 SEED PER POUND. HEIGHT OF GROWTH IS 18 TO 24 INCHES. ADVANTAGES IN URBAN AREAS. MIX W/ WEEPING LOVEGRASS, COMMON BERMUDA BAHIA, TALL FESCUE, OR WINTER ANNUALS, INOCULATE SEED W/ EL INOCULANT.
SCARIFIED	60 LBS	1.4 LBS			
UNSCARIFIED	75 LBS	1.7 LBS			

M-L REPRESENTS TO MOUNTAIN; BLUE RIDGE; AND RIDGES AND VALLEYS MLRA'S
P REPRESENTS THE SOUTHERN PIEDMONT MLRA
C REPRESENTS THE SOUTHERN COASTAL PLAIN; SAND HILLS; BLACK LANDS; AND ATLANTIC COAST. FLATWOOS MLRA'S

NOTE:
AGRIGULURAL LIME SHALL BE APPLIED AS INDICATED BY SOIL TEST OR AT THE RATE OF 1 TO 2 TONS PER ACRE.

DISTURBED AREA STABILIZATION (PERM)

SCALE:NTS E43

Ds3

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. COOL SEASON GRASSES	FIRST	6-12-12	1500 LBS/AC	50-100 LBS/AC 1/2/
	SECOND	6-12-12	1000 LBS/AC	-
	MAINTENANCE	10-10-10	400 LBS/AC	30
2. COOL SEASON GRASSES AND LEGUMES	FIRST	6-12-12	1500 LSB/AC	0-50 LBS/AC 1/
	SECOND	0-10-10	1000 LBS/AC	-
	MAINTENANCE	0-10-10	400 LBS/AC	-
3. GROUND COVERS	FIRST	10-10-10	1300 LBS/AC 3/	-
	SECOND	10-10-10	1300 LBS/AC 3/	-
	MAINTENANCE	10-10-10	1100 LBS/AC	-
4. SHRUBS LESPEDEZA	FIRST	0-10-10	700 LBS/AC	-
	MAINTENANCE	0-10-10	700 LBS/AC 4/	-
5. TEMPORARY COVER CROPS SEEDED ALONE	FIRST	10-10-10	500 LBS/AC	30 LBS/AC 5/
6. WARM SEASON GRASSES	FIRST	6-12-12	1500 LBS/AC	50-100 LBS/AC 2/6/
	SECOND	6-12-12	800 LBS/AC	50-100 LBS/AC 2/
	MAINTENANCE	10-10-10	400 LBS/AC	30 LBS/AC
7. WARM SEASON GRASSES AND LEGUMES	FIRST	6-12-12	1500 LBS/AC	50 LBS/AC 6/
	SECOND	0-10-10	1000 LBS/AC	
	MAINTENANCE	0-10-10	400 LBS/AC	

MULCHING RATES:
1. DRY STRAW: 2 TONS PER ACRE.
2. DRY HAY: 2-1/2 TONS PER ACRE.
3. FOR HYDRAULIC SEEDING USE WOOD DELLULOSE MULCH OR WOOD PULP FIBER AT THE RATE OF 500 POUNDS PER ACRE.

1/ APPLY IN SPRING FOLLOWING SEEDING.
2/ APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
3/ APPLY IN 3 SPLIT APPLICATIONS.
4/ APPLY WHEN PLANTS ARE PRUNED.
5/ APPLY TO GRASS SPECIES ONLY.
6/ APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

FERTILIZER AND MULCHING REQUIREMENTS

SCALE:NTS E41

Ds1

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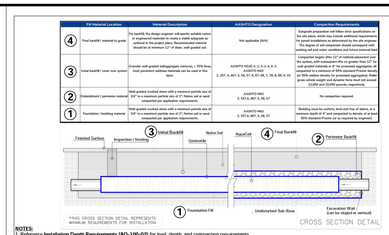
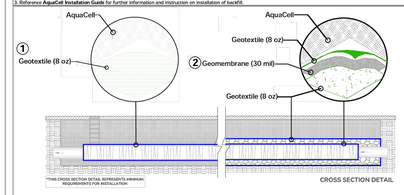


NOTES:
1. Reference **Installation Depth Requirements (AQ-100-02)** for load, depth, and compaction requirements.
2. Reference **Geosynthetics Detail (AQ-100-03)** for minimum material weights and application details.
3. Reference **AquaCell Installation Guide** for further information and instruction on installation of backfill.



NOTES:
1. For **Detention / infiltration systems,** provide a **non-woven geotextile fabric with a minimum weight of 8 oz./sq.yd.** for wrapping and protecting the AquaCell units from abrasion, puncture resistant and durable (geosynthetics provided by others).
2. For **Retention & water reuse systems,** provide a minimum **30 mil PVC geomembrane** with a thickness tolerance of ± 5% as defined by ASTM 5199.
a) Choose geomembranes based on site specific applications. Material should be puncture resistant and durable (geosynthetics provided by others).
3. Reference **AquaCell Installation Guide** for further information and instruction on geosynthetics installation.

wavin
Managing water better since 1955.
950 Winter Street
Waltham, MA 02451
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wavintechsupport@orbia.com

Title: AquaCell Design Details

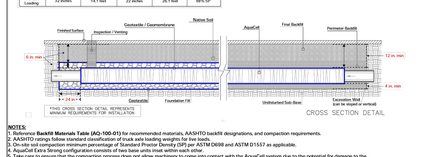
The design details/specifications presented in this document are for informational & reference purposes only and are subject to change without notice. Responsibility for design of any AquaCell system rests solely with the original design engineer of record. For questions, contact: wavintechsupport@orbia.com.

Drawn by: HJD	Approved by: KS
Scale: Variable	Revision: 0
	Date: 4/29/2024

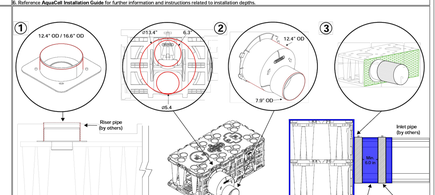
Sheet 1 of 2

Load Rating*	Minimum Cover Depth (Standard)	Maximum Install Depth (Standard)	Minimum Cover Depth (Ltd. Strength)	Maximum Install Depth (Ltd. Strength)	Soil Compaction Minimum**
Light Duty (~ 2,000 lbs.)	12 inches	14.4 feet	12 inches	26.2 feet	90% SP
H-10 Loading	12 inches	14.4 feet	12 inches	26.2 feet	95% SP
HS-20 Loading	24 inches	14.4 feet	18 inches	26.2 feet	98% SP
HS-25 Loading	32 inches	14.1 feet	22 inches	25.1 feet	98% SP

	Foundation Fill (Bedding)	Trench Width Around AquaCell	Uncompacted Backfill Over System	Compacted Backfill (Horizontal Lifts)*
Minimum	4 inches	24 inches	6 inches	6 inches
Maximum	12 inches	36 inches	12 inches	12 inches



NOTES:
1. Reference **Backfill Materials Table (AQ-100-01)** for recommended materials, AASHTO backfill designations, and compaction requirements.
2. AASHTO ratings follow standard classification of truck axle loading weights for live loads.
3. On-site soil compaction minimum percentage of Standard Proctor Density (SP) per ASTM D698 and ASTM D1557 as applicable.
4. AquaCell Extra Strong configuration consists of two base units inset within each other.
5. Take care to ensure that the compaction process does not allow machinery to come into contact with the AquaCell system due to the potential for damage to the geotextile / geomembrane and AquaCell units.
6. Reference **AquaCell Installation Guide** for further information and instructions related to installation depths.



NOTES:
1. **12"/16" Tap Adapter (3085857/2476842000)** available for installation of a vertical pipe for venting and/or inspection into an AQUACELL unit.
2. **8"/12" Pipe Connector (2476831200)** available for pipe connections. Reference detail AQ-100-07 for acceptable pipe types & sizes.
3. For pipe ≥ **16"**, pipe abutment to the AquaCell side plate using a geotextile fabric and/or PVC geomembrane boot is acceptable.
4. Reference **AquaCell Installation Guide** for further information and instruction on vertical & horizontal pipe connections.

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Title: AquaCell Design Details

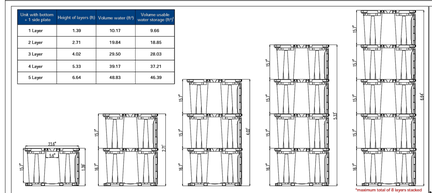
The design details/specifications presented in this document are for informational & reference purposes only and are subject to change without notice. Responsibility for design of any AquaCell system rests solely with the original design engineer of record. For questions, contact: wavintechsupport@orbia.com.

Drawn by: HJD	Approved by: KS
Scale: Variable	Revision: 0
	Date: 4/29/2024

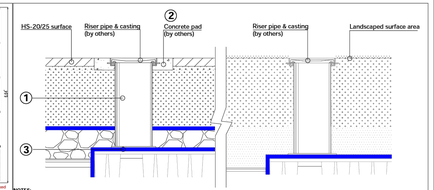
Sheet 2 of 2

Unit with bottom + 1 side plate	Height of layers (ft)	Volume crate (ft³)	Volume usable water storage (ft³)
1 Layer	5.39	10.17	9.66
2 Layer	2.71	19.84	18.85
3 Layer	4.02	29.50	28.03
4 Layer	5.33	39.17	37.21
5 Layer	6.64	48.83	46.39

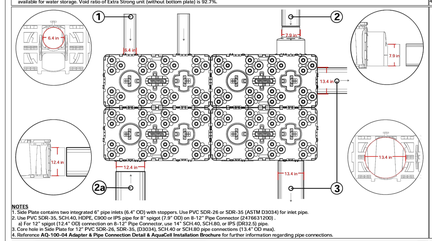
*maximum total of 8 layers stacked



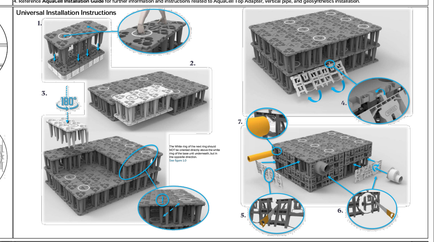
NOTES:
1. Volume of usable water storage is an average of 95% of total volume of water stored within the AquaCell units: 6 layer (7.95')55.67 ft³), 7 layer (9.26')64.88 ft³), 8 layer (10.57')74.19 ft³)
2. AquaCell units can be stacked to a maximum of eight (8) layers for an underground stormwater retention / detention system.
3. Water storage values shown represent one type of configuration. Additional side plates added will reduce usable water volume by an average of ~8% per layer.
4. Extra Strong AquaCell configuration (2 base units set within each other) has volume of 10.84 ft³ with 10.30 ft³ of usable volume available for water storage. Void ratio of Extra Strong unit (without bottom plate) is 92.7%.



NOTES:
1. 12" PVC SCH.80 riser pipe recommended for vertical connection to 12" Top Adaptor (3085857), 18" PVC SCH.40 riser pipe recommended shown for 16" Top Adaptor (2476842000) and meets ASTM D1785-99.
2. Concrete pad to be installed on site. Engineer of record is responsible for design, taking into account local traffic conditions and soil conditions.
3. Locate cutout points at the top of the system where the AquaCell Top Adapter will be installed.
a) Cut the geotextile/geomembrane on top and install the top adapter in open hole, spigot end first.
b) The Top Adaptor can be installed to the riser by securing the geotextile (for retention/infiltration) or sealing the geomembrane (detention).
4. Reference **AquaCell Installation Guide** for further information and instructions related to AquaCell Top Adaptor, vertical pipe, and geosynthetics installation.



NOTES
1. Side Plate contains two integrated 6" pipe inlets (6.4" OD) with stoppers. Use PVC SDR-26 or SDR-35 (ASTM D3034) for inlet pipe.
2. Use PVC SDR-35, SCH.40, HDPE, CMX0 or IPS pipe for 8" spigot (7.9" OD) on 8-12" Pipe Connector (2476831200).
a) For 12" spigot (12.4" OD) connection on 8-12" Pipe Connector, use 14" SCH.40, SCH.80, or IPS (DR32.5) pipe.
3. Core hole in Side Plate for 1.2" PVC SDR-26, SDR-35, (D3034), SCH.40 or SCH.80 pipe connections (13.4" OD max).
4. Reference AQ-100-04 Adapter & Pipe Connection Detail & AquaCell Installation Brochure for further information regarding pipe connections.



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Title: AquaCell Design Details

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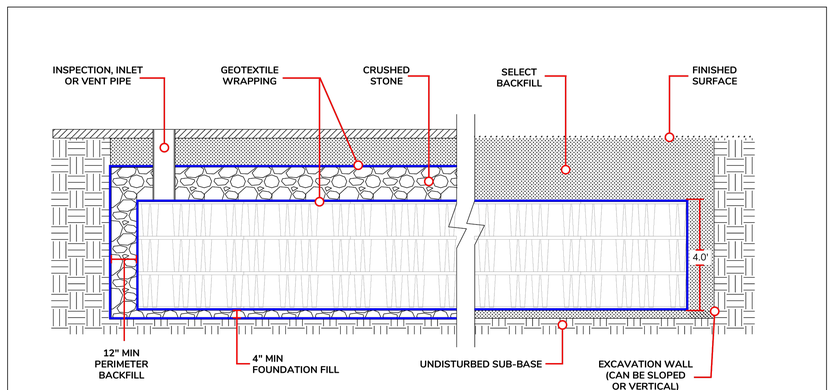
Scale: Variable	Revision: 0
	Date: 4/29/2024

Sheet 2 of 2



NOTES:
1. Reference **Installation Depth Requirements (AQ-100-02)** for load, depth, and compaction requirements.
2. Reference **Geosynthetics Detail (AQ-100-03)** for minimum material weights and application details.
3. Reference **AquaCell Installation Guide** for further information and instruction on vertical & horizontal pipe connections.

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Title: AquaCell Three Layer Cross Section

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Scale: NTS	Revision: 0
AQ-100-13	Date: 8/16/24

Sheet 1 of 1

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DULUTH, GEORGIA 30096
(770) 925-0357

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL#22175

PROJECT
DOWNTOWN NORCROSS PARKING IMPROVEMENTS
65 LAWRENCEVILLE STREET
NORCROSS, GA 30071

CLIENT
CITY OF NORCROSS
345 LIVELY AVE
NORCROSS, GA 30071

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DETAILS

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PROJECT NO.	6170.02	

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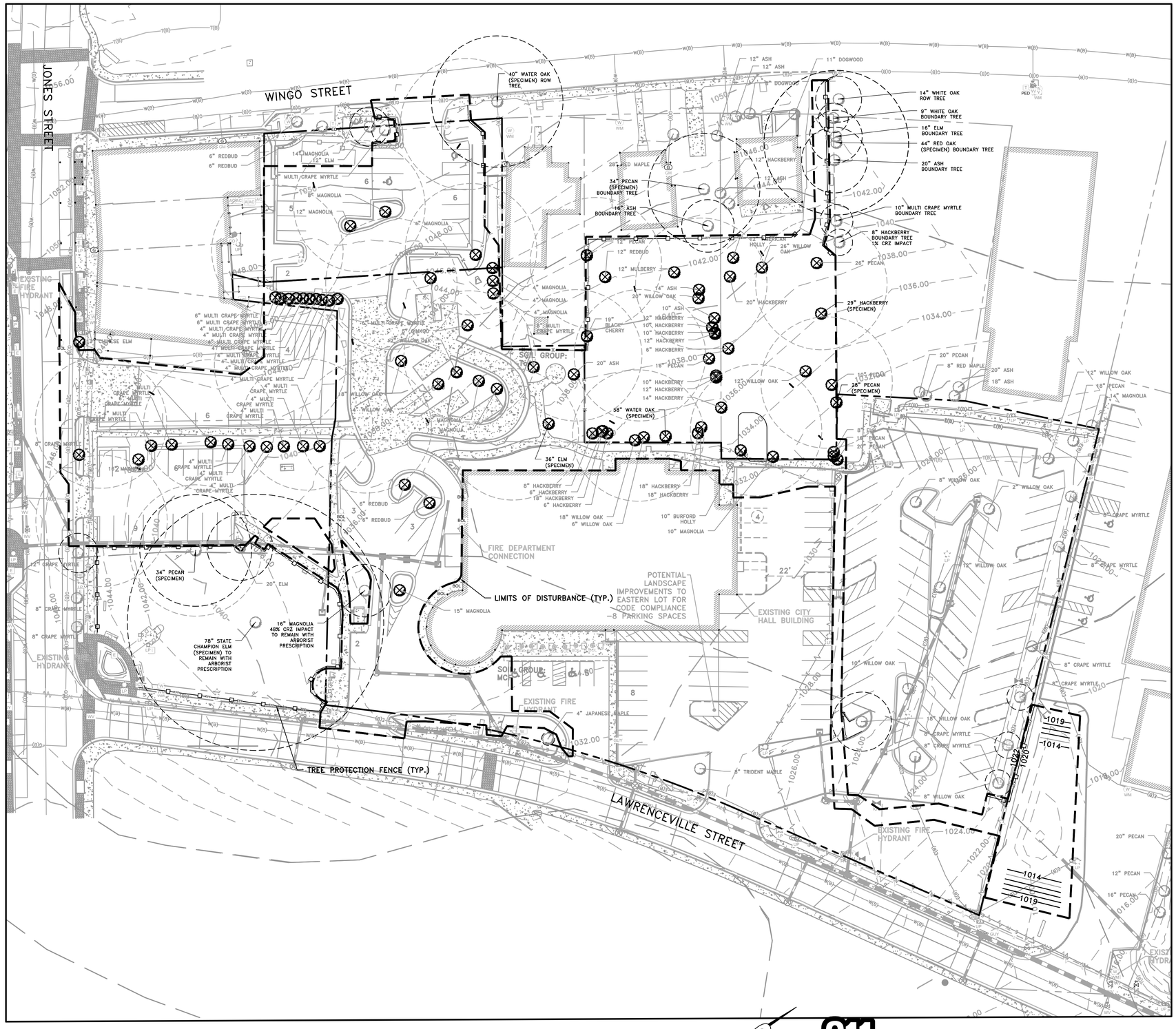

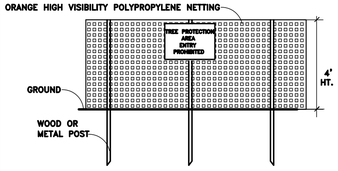

TREE PROTECTION FENCE

TREE PROTECTION FENCE DETAIL NOTES:

1. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE ACTIVITIES AND SHALL ONLY BE REMOVED AFTER THE FINAL PLAT OR CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.
2. TREE PROTECTION FENCING SHALL BE INSTALLED IN LOCATIONS SHOWN ON PLAN.
3. TREE PROTECTION FENCING SHALL BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
4. TREE PROTECTION FENCES MUST HAVE WATERPROOF SIGNAGE OF A STURDY MATERIAL THAT READS "TREE PROTECTION AREA, ENTRY PROHIBITED", MINIMUM OF 8.5" X 11" SIZE, MOUNTED ON POSTS AT LEAST 30" OFF THE GROUND, SPACED AT A MAXIMUM OF 50' APART.
5. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION. INSTALL SILT FENCE ALONG TREE PROTECTION FENCING WHEREVER GRADING OCCURS ON THE UPHILL SIDE OF THE TREE PROTECTION ZONE.
6. NO PARKING, STORAGE OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
7. ANY ROOTS WHICH MUST BE CUT SHALL BE CUT WITH A SHARP TOOL. THE TEARING OF ROOTS WITH HEAVY MACHINERY COULD RESULT IN EXTENSIVE ROOT AND STEM DECAY. NEAR TREES, USE A DITCHWITCH TO CUT A 2 FOOT DEEP MINIMUM TRENCH ALONG LAND DISTURBANCE LIMITS TO ACCOMPLISH A CLEAN CUT.
8. WHERE NOTED ON THE PLANS, THE CRITICAL ROOT ZONE WITHIN THE TREE PROTECTION AREA SHALL BE MULCHED WITH A MINIMUM OF 3" AND A MAXIMUM OF 5" OF ORGANIC MULCH SUCH AS PINE STRAW, WOOD CHIPS, TREE LEAVES, OR COMPOST, FOR A MINIMUM OF 3 YEARS, OR PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT, WHICHEVER OCCURS LAST.

TREE SURVEY DATA

TOTAL TREES SURVEYED*	132
TOTAL TREES TO BE REMOVED*	79
TOTAL TREES TO REMAIN*	54
SPECIMEN TREES SURVEYED 78" AMERICAN ELM (53.0 TDU) 34" PECAN (9.0 TDU) 36" AMERICAN ELM (11.0 TDU) 38" WATER OAK (13.0 TDU) 28" PECAN (6.2 TDU) 29" HACKBERRY (6.4 TDU) 44" RED OAK (19.0 TDU–OFFSITE/BOUNDARY) 40" WATER OAK (15.0 TDU–OFFSITE/BOUNDARY)	7
SPECIMEN TREES TO BE REMOVED 36" AMERICAN ELM (11.0 TDU) 38" WATER OAK (13.0 TDU) 28" PECAN (6.2 TDU) 29" HACKBERRY (6.4 TDU) RECOMPENSE REQUIRED: 36.6 TDU	4
TOTAL TREES TO REMAIN FOR CREDIT IN PROJECT AREA 78" AMERICAN ELM (53.0 TDU) 34" PECAN (9.0 TDU) 20" AMERICAN ELM (4.6 TDU) 16" SOUTHERN MAGNOLIA (3.6 TDU) TOTAL EXISTING SPECIMENS TOWARDS DENSITY: 70.2 TDU	4
X DENOTES EXISTING TREE TO BE REMOVED	
NOTES: EXISTING TREE LOCATIONS ARE TAKEN FROM SURVEY BY COLUMBIA ENGINEERING, 2025. SPECIES, AND SIZE ARE VERIFIED BY ARBORIST IN FIELD VISIT 2/5/26. MINIMUM SIZE TREE SURVEYED 4" DBH * SURVEYED TREES, TREES TO REMAIN/REMOVE INCLUDE ALL DEPICTED TREES ON THIS PLAN INCLUDING ON SITE&OFF SITE	

ROGER G. GRANT,
ISA CERTIFIED ARBORIST
#SO-6686A
2/11/26

CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

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(IN FEET)
1 inch = 30 ft.

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(770) 925-0357

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TREE PROTECTION PLAN

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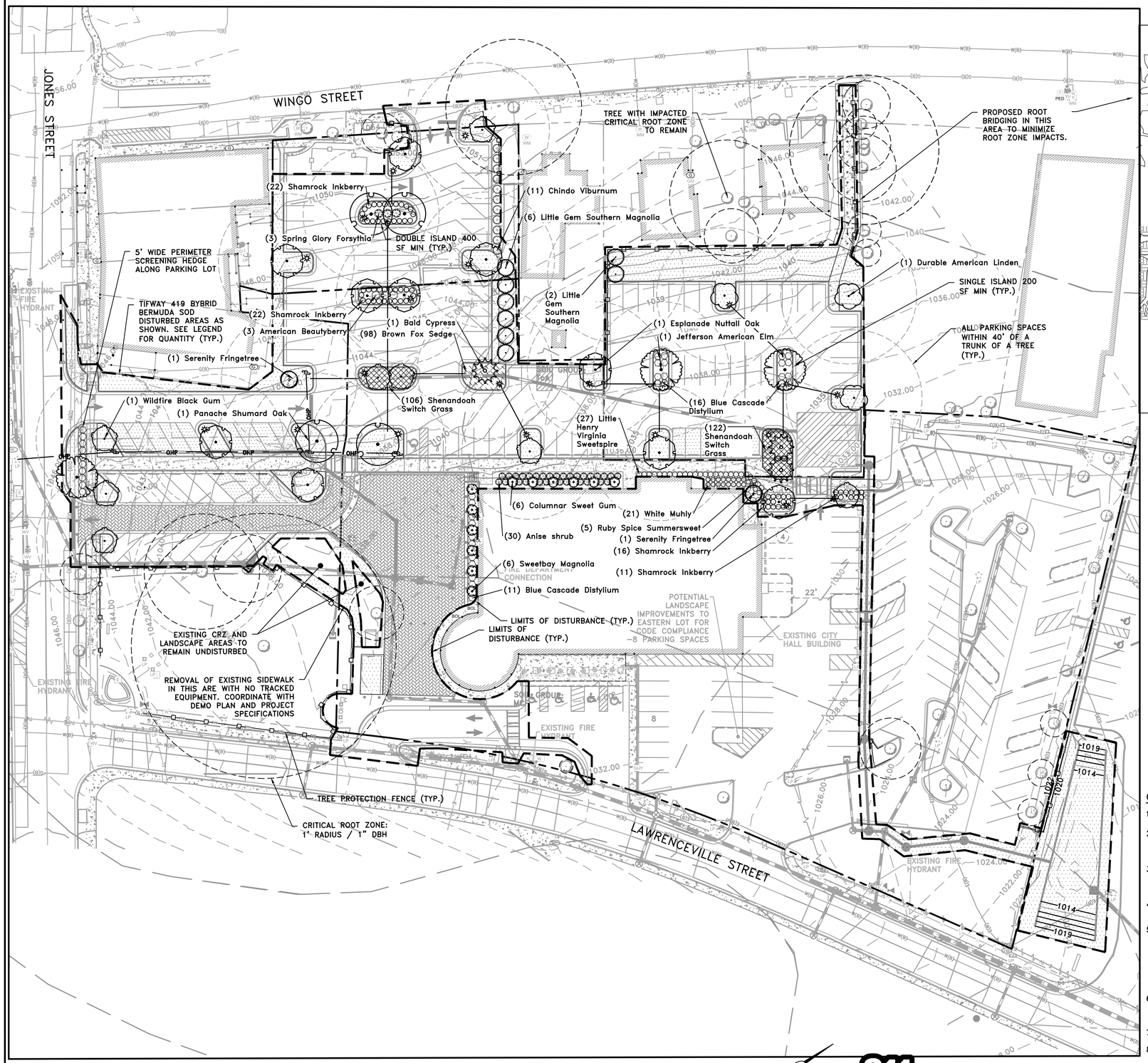

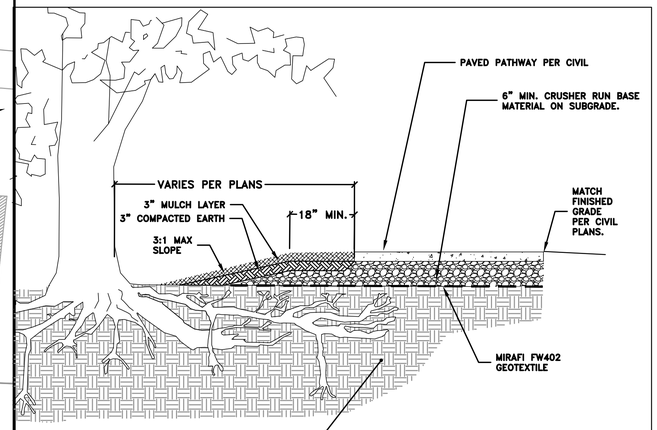

NOTES:
1. CONTRACTOR SHALL UTILIZE RUBBER TRACKED EQUIPMENT ONLY WITHIN THE ROOT BRIDGING AREA.
2. SOIL CUTS AND/OR ROOT DISTURBANCE SHALL ONLY OCCUR UNDER THE DIRECT SUPERVISION OF THE PROJECT ARBORIST.

ROOT BRIDGING DETAIL

N.T.S.

LANDSCAPE CALCULATIONS

PROJECT AREA	±2.13 ACRES
TREE DENSITY REQUIRED	16 UNITS/ACRE = 34.08 TDU
EXISTING TREE DENSITY	70.2 TDU
SPECIMEN TREE RECOMPENSE REQUIRED	36.6 TDU
SPECIMEN TREE RECOMPENSE REQUIRED	36.6 TDU
SPECIMEN TREE RECOMPENSE PROVIDED**	24.0 TDU
REMAINDER OF SPECIMEN RECOMPENSE	12.6 TDU 12.6 X $500 = $6,300
PARKING ISLANDS MIN 200 SF (SINGLE) 400 SF (DOUBLE) **PROVIDED PER PLAN**	
EACH PARKING SPACE WITHIN 40' OF A TREE TRUNK **PROVIDED PER PLAN**	
LANDSCAPE ISLANDS EVERY 8 SPACES **PROVIDED PER PLAN**	
MAX 30% TREES OF ONE GENUS **14 QUERCUS = 26.4%**	
MAX 30% TREES UNDERSTORY SPECIES **2 FRINGETREE, 8 LITTLE GEM MAGNOLIA, 6 SWEETBAY MAGNOLIA 16 UNDERSTORY TOTAL = 30%**	
** REFER TO SHEET TP-2.0 FOR TDU CALCULATIONS	

GENERAL LANDSCAPE NOTES

1. PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL GOVERN OVER PLANT LIST.
2. ALL PLANTS AND PLANT BEDS SHALL RECEIVE A 3" LAYER OF PINESTRAW. APPLY PRE-EMERGENT TO ALL BEDS AND TREE RINGS PER MANUFACTURER'S RECOMMENDATIONS. APPLY PRE-EMERGENT TO ALL SOD AREAS PRIOR TO INSTALLATION.
3. IN AREAS WHERE PROPOSED VEGETATION IS SHOWN, EXISTING VEGETATION IS TO BE REMOVED. WHERE TREES AND LARGE SHRUBS ARE REMOVED, STUMPS SHALL BE GROUND. SEE DEMO SHEET C-2 FOR ADDITIONAL DEMOLITION INFORMATION
4. THE GENERAL CONTRACTOR SHALL SUPPLY ROUGH GRADES +\-0.2 FEET, WITH POSITIVE DRAINAGE PATTERNS ESTABLISHED. THE LANDSCAPE CONTRACTOR WILL FINE GRADE FOR PLANTING OPERATIONS.
5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL WILL BE SPREAD BY THE GRADING CONTRACTOR TO A MINIMUM DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. IF STOCKPILED TOPSOIL IS INSUFFICIENT IN QUANTITY, GENERAL CONTRACTOR SHALL PROVIDE TOPSOIL TO SUPPLEMENT STOCKPILED TOPSOIL. TOPSOIL SHALL CONSIST OF A MINIMUM OF 10% ORGANIC MATERIAL. STONE BASE COURSE MATERIAL SHALL NOT BE CONSIDERED AS SUITABLE TOPSOIL FOR PLANTING AREAS, AND SHALL BE AMENDED WITH 4 INCHES OF TOPSOIL PRIOR TO PLANTING. ALL STONES LARGER THAN 1" SHALL BE CLEARED FROM LANDSCAPED AREAS.
6. ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL SIZES SPECIFIED REFER TO SIZE AT TIME OF PLANTING.
8. AN AUTOMATED IRRIGATION SYSTEM IS TO BE DESIGNED AND INSTALLED TO PROVIDE IRRIGATION FOR PROPOSED PLANTINGS.

CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

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LANDSCAPE PLAN

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TDU	TOTAL
TREES							
	WK	2	CHIONANTHUS VIRGINICUS 'SERENITY'	SERENITY FRINGETREE	3" CAL.	0.4	0.8
	LS2	6	LIQUIDAMBAR STYRACIFLUA `SLENDER SILHOUETTE`	COLUMNAR SWEET GUM	3" CAL.	0.4	2.4
	MB	8	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	3" CAL.	0.4	3.2
	MB2	6	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3" CAL. STANDARD	0.4	2.4
	NS	8	NYSSA SYLVATICA `WILDFIRE`	WILDFIRE BLACK GUM	4" CAL.	0.5	4.0
	UP	10	QUERCUS NUTTALLII 'QNSTC'	ESPLANADE NUTTALL OAK	4" CAL.	0.5	5.0
	QSP	4	QUERCUS SHUMARDII 'QSFTC'	PANACHE SHUMARD OAK	4" CAL.	0.5	2.0
	TD	3	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL.	0.5	1.5
	DAM	3	TILIA AMERICANA 'DURABLE'	DURABLE AMERICAN LINDEN	3" CAL.	0.4	1.2
	UA	3	ULMUS AMERICANA `JEFFERSON'	JEFFERSON AMERICAN ELM	4" CAL.	0.5	1.5
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
SHRUBS							
	CA	3	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	3 GAL, 2' HT MIN		AS SHOWN
	CAR	5	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	3 GAL.		
	DA	27	DISTYLIUM X `PIIDIST-II`	BLUE CASCADE DISTYLIUM	3 GAL., 18" HT MIN.		AS SHOWN
	FS	3	FORSYTHIA X INTERMEDIA `SPRING GLORY`	SPRING GLORY FORSYTHIA	3 GAL.		
	SI	71	ILEX GLABRA `SHAMROCK`	SHAMROCK INKBERRY	3 GAL, 2' HT MIN		
	IP3	30	ILLICIUM PARVIFLORUM	ANISE SHRUB	3 GAL., 24" HT MIN		AS SHOWN
	IV2	27	ITEA VIRGINICA `LITTLE HENRY'	LITTLE HENRY VIRGINIA SWEETSPIRE	3 GAL., 24" HT MIN		AS SHOWN
	MP	21	MUHLENBERGIA CAPILLARIS `WHITE CLOUD`	WHITE MUHLY	1 GAL.		AS SHOWN
	VC	11	VIBURNUM AWABUKI `CHINDO`	CHINDO VIBURNUM	7 GAL.		
GROUND COVERS							
	CV	98	CAREX VULPINOIDEA	BROWN FOX SEDGE	1 GAL.		
	CL2	18,130 SF	CYNODON DACTYLON X`TIFWAY 419`	TIFWAY 419 SOD	SOD		
	PS2	228	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.		24" O.C.

TOTAL TDU PROVIDED: 24.0

SPECIFICATIONS:

GENERAL:

BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE THE LANDSCAPE CONTRACTOR SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.

THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, EQUIPMENT MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.

ALL PLANTING AND PLANT MATERIAL REQUIRED BY THIS CONTRACT SHALL BE IN A SATISFACTORY AND ACCEPTABLE CONDITION WHEN THE CONTRACTOR APPLIES FOR PAYMENT.

INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.

AFTER PLANTS ARE INSTALLED, ALL PLANT BEDS AND TREE RINGS SHALL RECEIVE TREATMENT WITH PRE-EMERGENT TO PREVENT WEED GERMINATION.

INSPECTION:

THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY:

THE WARRANTY PERIOD SHALL BEGIN ON THE DATE OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. ALL PLANT MATERIAL SHALL BE WARRANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLECT OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.

REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.

THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

GRASSING:

PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT RE-GROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

FOR SEEDED AREAS:

UNLESS HYDROSEEDED, AFTER SEED IS PLACED, FIRM SEEDS INTO THE TOP 1/4" OF SOIL.

MULCH IMMEDIATELY WITH EITHER WEED-SEED-FREE DRY STRAW, OR WOOD CELLULOSE FIBER.

WATER AS NEEDED TO ESTABLISH SEEDLINGS. RE-SEED AT INTERVALS UNTIL ALL SEEDED AREAS SHOW 95% COVER.

FOR SODDED AREAS:

SOD SHALL BE STRONGLY ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES, AND UNIFORM IN THICKNESS. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)

LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING. DO NOT PLANT DORMANT SOD OR IF GROUND IS FROZEN.

LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.

IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.

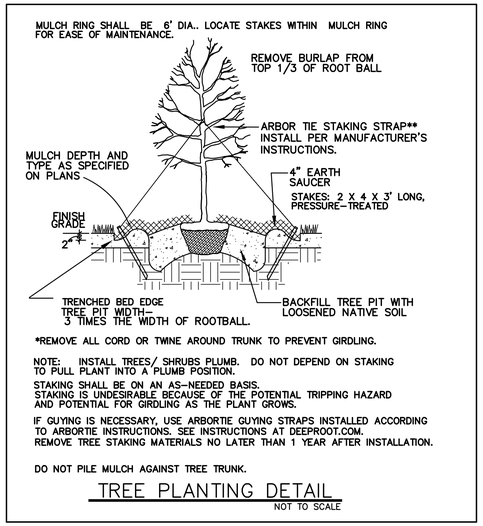
SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1.

STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.

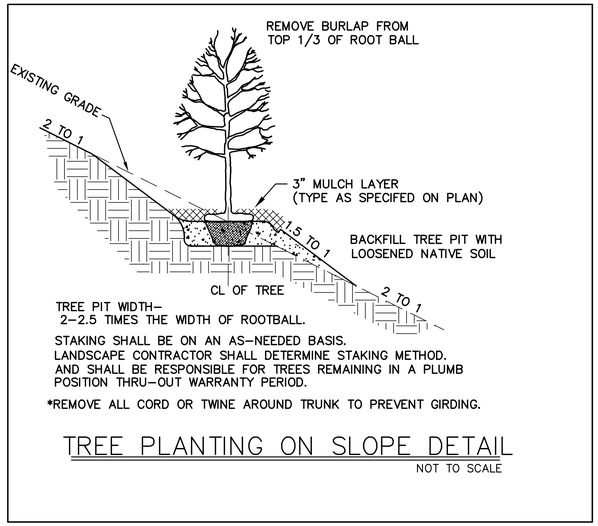
TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.

SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

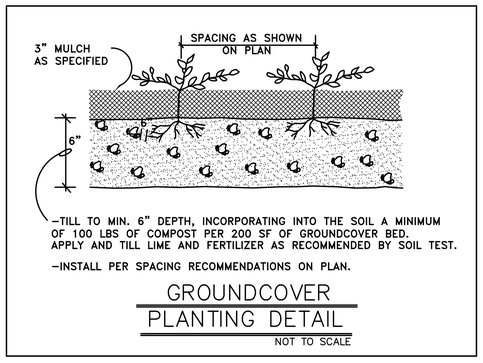
APPLY PRE-EMERGENT TO ALL AREAS TO BE SODDED PRIOR TO INSTALLATION.



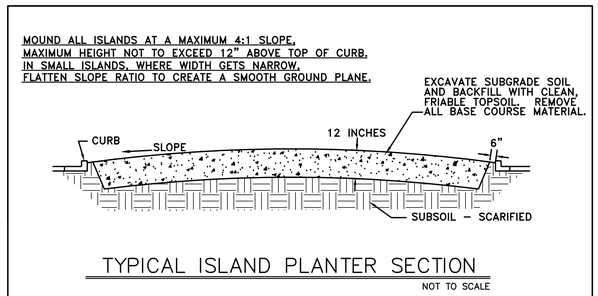
TREE PLANTING DETAIL
NOT TO SCALE



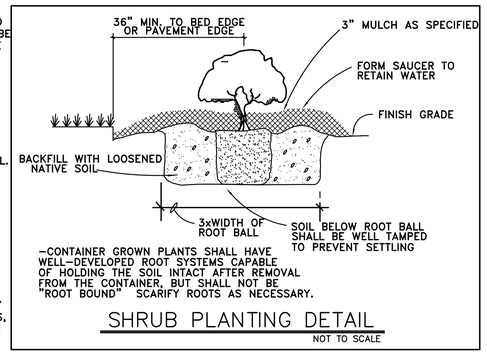
TREE PLANTING ON SLOPE DETAIL
NOT TO SCALE



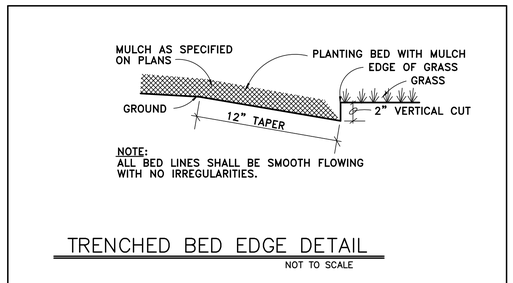
GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



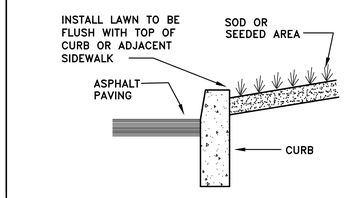
TYPICAL ISLAND PLANTER SECTION
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



TRENCHED BED EDGE DETAIL
NOT TO SCALE



LAWN INSTALLATION AT CURB OR WALKWAY
NOT TO SCALE

CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

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COLUMBIA ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357

PROJECT
DOWNTOWN NORCROSS PARKING IMPROVEMENTS
65 LAWRENCEVILLE STREET
NORCROSS, GA 30071

CLIENT
CITY OF NORCROSS
345 LIVELY AVENUE
NORCROSS, GA 30071

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- [ ] APPROVED FOR CONSTRUCTION
- [x] NOT APPROVED FOR CONSTRUCTION

REVISIONS | DATE

PRELIMINARY 60%

DRAWING TITLE

LANDSCAPE DETAILS

DRAWING FILE:		
DRAWN BY	RG	DRAWING NO.
DATE	2/11/26	LA-2.0
PROJECT NO.	----	

CIVIL ENGINEERS * LAND PLANNERS
LANDSCAPE ARCHITECTS * SURVEYORS

Columbia Engineering
LAND PLANNERS • CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

phone 770.925.0357 • 800.404.0357
www.columbia-engineering.com
2862 Buford Highway
Suite 200 • Duluth, GA 30096

Norcross Downtown Parking
City of Norcross
6170.02

2/11/2026

Construction Specifications - 60% Submittal

01	**General Requirements**	
	011000	Summary of Work
	012500	Substitution Procedures
	013100	Project Management and Coordination
	013200	Construction Progress Documentation
	013233	Photographic Documentation
	013300	Submittal Procedures
	013330	Structural Submittals
	014000	Quality Requirements
	014100	Regulatory Requirements
	014525	Structural Testing
	015100	Temporary Utilities
	015526	Traffic Control
	015626	Temporary Fencing
	016000	Product Requirements
	017123	Field Engineering
	017300	Execution
	017419	Construction Waste Management and Disposal
	017700	Closeout Procedures
	017836	Warranties
	017839	Project Record Documentation
02	**Existing Conditions**	
	020100	Maintenance of Existing Conditions
	023200	Geotechnical Investigation
	024100	Demolition
	024113.23	Utility Line Removal
03	**Concrete**	
	031000	Concrete Forming and Accessories
	031500	Concrete Accessories
	032000	Concrete Reinforcing
	033000	Cast-In-Place Concrete
	034000	Precast Concrete
	036200	Non-Shrink Grout
04	**Masonry**	
	040110	Concrete Forming and Accessories
	042000	Concrete Accessories
	042613	Masonry veneer
05	**Metals**	
	055000	Metal Fabrications
	055213	Pipe Handrails
07	**Thermal and Moisture Protection**	
	071000	Damp Proofing and Waterproofing
	071113	Bituminous dampproofing
	072500	Weather barriers
	072600	Vapor retarders
	079200	Joint Sealants

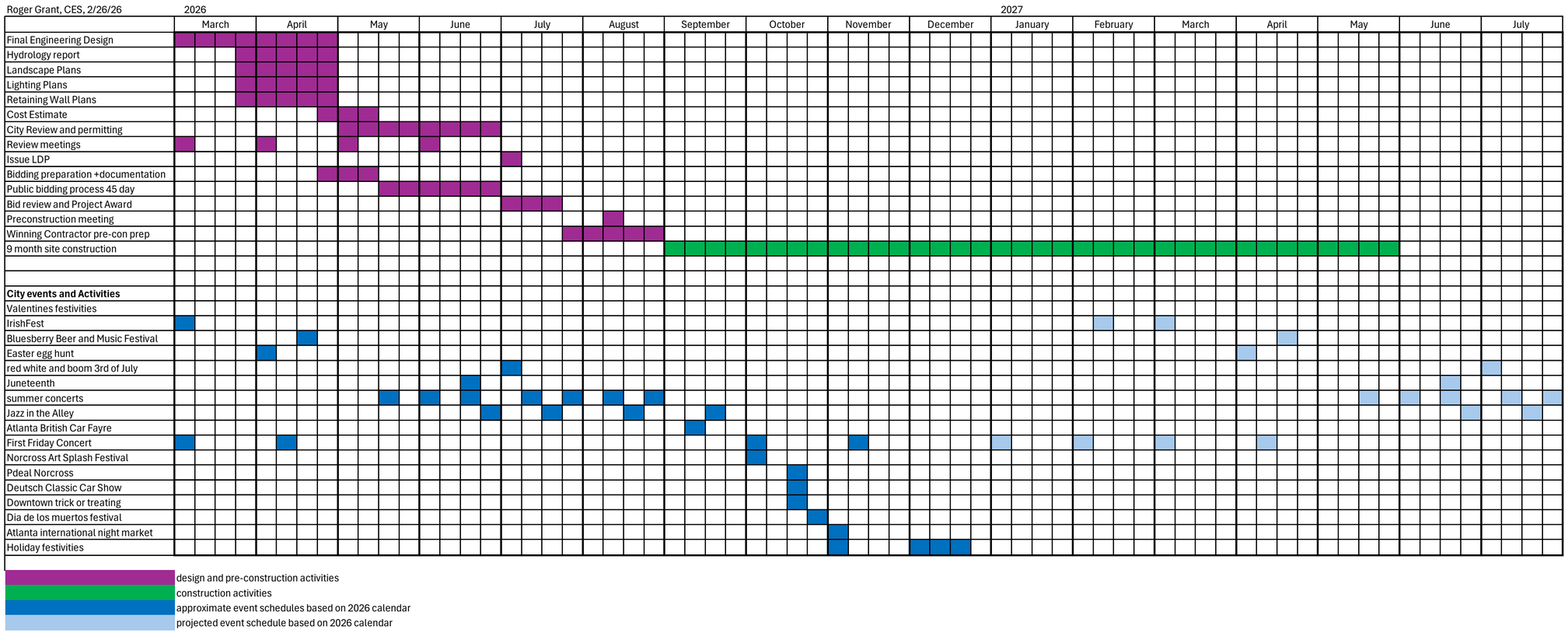
09	**Finishes**	
	099113	Exterior Painting
	99653	Elastomeric coatings
10	**Specialties**	
	101423	Panel Signage
	101453	Traffic Signage
12	**Furnishings**	
	129300	Site Furnishings
31	**Earthwork**	
	311100	Site Clearing
	311300	Tree Protection
	312200	Grading
	312300	Excavation and Fill
	312500	Erosion and Sedimentation Controls
	313116	Termite control
32	**Exterior Improvements**	
	321216	Asphalt Paving
	321313	Concrete Paving
	321410	Brick Pavers
	321613	Curbs and Gutters
	321723	Pavement Markings
	323213	Cast-In-Place Retaining Wall
	329000	Landscaping
33	**Utilities**	
	334211	Stormwater Gravity Piping
	334913	Storm Drainage Structures

Costs for 100% Design-Expanded Downtown Parking

100% Civil+LA plans	$45,000
AIA or MasterSpec Project Specifications, modified from Norcross Standards or provided by Columbia Engineering	$7,000
Complete Hydrology report	$7,000
Meetings, Council presentations, exhibits, renderings	$10,000
Site Lighting and electrical Plan and photometrics	$5,000
Retaining walls Design (±5' detention pond walls):	$5,000
NPDES Phases (Erosion Control Plans)	$4,000
Manage bidding process(draft bid notice, hold meetings, review bids, call references, make recommendations	$15,000
TOTAL	**$98,000**

Downtown Norcross parking - Preliminary Project Schedule

Roger Grant, CES, 2/26/26



Columbia Engineering
LAND PLANNERS • CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

TASK ORDER AGREEMENT BETWEEN ENGINEER AND CONSULTANT

This Task Order Agreement is entered into this 25th day of February, 2026, under the terms and conditions established in the "On Call Professional Engineering & Design Services" Contract between Consultant and Client, dated 6/17/24 and extended per RFQ PW 24-02 on June 3, 2025 (the Agreement), between **Columbia Engineering and Services, Inc.** (Consultant) and **The City of Norcross** (Client). The Task Order Agreement is made for the following reasons:

Section A – Scope of Services

Consultant agrees to provide the following scope of services (Services):
The Consultant shall provide site development consulting services associated with the Downtown Norcross Parking Improvements project following the prior contracted services for 60% plans. The proposed services listed below shall complete site civil design documentation necessary for the construction of parking and plaza improvements as depicted on the attached exhibit B

1. Completion of 100% Land Disturbance permit plans, including:
    a. Cover sheet
    b. General Notes
    c. Existing conditions and demolition
    d. Site Layout and Coordinate geometry plan
    e. Site Plan
    f. Grading and drainage plan
    g. Utility plan
    h. Storm profiles and details
    i. Underground detention details
    j. Construction details
    k. Three Phase Erosion Control Plans, details, checklist, and notes
    l. Tree Protection Plan
    m. Landscape Plan, details, and warranty
    n. Irrigation design-build notes
    o. Site Lighting, details, circuiting, and wiring diagram
    p. Structural engineering plans for retaining walls as necessary
2. Completion of Book Specifications either utilizing City of Norcross templates, MasterSpec, or AIA specs, tailored to the specific improvements.
3. The Consultant shall prepare appropriate documentation including checklists and forms and submit for a land disturbance permit with the design documents. Up to three (3) rounds of revisions based on City review comments are included in the basic services.
4. A Hydrology report will be prepared for the project and amended up to three (3) times based on City engineer input during the permitting process.
5. Attending up to 5 digital or in-person design review meetings and or presentations to City officials to discuss final planning and adjustments and City comments during LDP and bidding processes.
6. NPDES Phase, including filing for Notice of Intent, 7-day erosion control inspection and report.
7. Pre-bidding assistance: Preparation or assistance with RFP documents for Construction bidding including the construction RFP, the bid advertisement, and the bidding form with itemized quantities for construction based on the plan set to be sent to bidders.
8. Attend the meeting with prospective bidders during the bid process and answer questions as needed related to the plans. Provide answers to the City related to bidder questions during the bid process.
9. Post bidding: update the itemized bidding form to the final quantities based on approved LDP plans. Identify changes from the approved bid documents to the final approved plans and bidding form.

Presumptions and Exclusions:

1. No permitting is anticipated or included with regards to agencies except for the City of Norcross. This includes but is not limited to Gwinnett County and Georgia EPD.
2. Additional geotechnical engineering services are not anticipated or included in this scope.
3. Construction administration, management, observation, and inspection services are not included in this scope.
4. Application and permitting fees are not included in the basic services, and they will be billed directly to the client with no markup.
5. Additional services requested by the Client which are not included in the scope of this task order may be performed by the Consultant and billed hourly per the most current, applicable professional service rate schedule associated with the On Call services contract attached to this contract.

Section B – Schedule

Consultant shall perform the Services and deliver the work products in accordance with the following schedule:

The Consultant shall perform the services described above in general conformance with the applicable design services in the attached Project Timeline Exhibit.

Section C – Compensation

In return for the performance of the foregoing obligations, Client shall pay the Consultant in the amount of $98,000. Invoicing will be completed monthly based on the estimated percentage complete of the scope of work. Any costs exceeding $98,000 will be billed hourly based on the fee schedule.

Section D – Consultant's Responsibilities

Consultant shall perform and/or provide the following in a timely manner so as not to delay the services of the Consultant:

1. All work products called for under the terms of this Scope of Services.

Section E – Other Provisions

The parties agree to the following provisions with respect to the specific Project:

1. There are no "Other Provisions" for this Project.

IN WITNESS WHEREOF, Engineer and Consultant have executed this Agreement.

Columbia Engineering and Services, Inc.	The City of Norcross
(Engineer)	(Consultant)
By _____	By _____
Title _____	Title _____
Date _____	Date _____

(Note: If Consultant is a Corporation, Acceptance must be by an Officer)

PROFESSIONAL SERVICES RATE SCHEDULE:

Managing Engineer	$230.00 / hour
Senior Project Manager	$250.00 / hour
Project Manager III	$195.00 / hour
Project Manager II	$170.00 / hour
QAQC Engineer	$95.00 / hour
Senior Engineer	$200.00 / hour
Engineer V	$175.00 / hour
Engineer IV	$150.00 / hour
Engineer III	$135.00 / hour
Engineer II	$120.00 / hour
Principal Planner	$220.00 / hour
Senior Planner	$185.00 / hour
Senior Traffic Engineer	$185.00 / hour
Traffic Data Specialist	$100.00 / hour
Traffic Technician	$ 75.00 / hour
Chief Drafter	$155.00 / hour
Drafter	$ 95.00 / hour
Senior Designer	$195.00 / hour
Designer	$100.00 / hour
Senior Landscape Architect	$200.00 / hour
Landscape Architect III	$140.00 / hour
Landscape Architect II	$120.00 / hour
Landscape Architect I	$100.00 / hour
Principal Surveyor	$250.00 / hour
Survey Project Manager	$190.00 / hour
Surveyor	$120.00 / hour
Surveyor CADD Technician	$105.00 / hour
SUE/Survey Technician 3	$100.00 / hour
SUE/Survey Technician 2	$ 85.00 / hour
3 Person Survey Crew	$205.00 / hour
2 Person Survey Crew	$175.00 / hour
Financial Manager/ Planner	$170.00 / hour
Administrative Manager	$135.00 / hour
Intern	$ 55.00 / hour
Land Acquisition Specialist	$165.00 / hour
Deposition Witness	$360.00 / hour

Hourly rates are subject to change

Finance Department Budget Adjustment Entry

Purpose:	Appropriate $98,000 for additional spending for P&E for Expanded Downtown Parking
Item Number:	26-021626-3
Effective Date:	3/2/2026

Description	Account Number	Increase/Debit	Decrease/Credit
Capital Funds - Property	310-5.4100.541000	98,000	
Mayor & Council - Contingency	100-5.1310.579000		98,000
	Totals	98,000	98,000

Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

AGENDA REPORT

To: Mayor and Council

From: Len Housley, Director of Public Works

Meeting Date: March 2, 2026 – Regular Council Meeting

Item No.: 2026-60

Title: Thrasher Park Lighting Enhancements

CC: Eric Johnson, City Manager

Recommendation
Authorize staff to proceed with proposal for Thrasher Park lighting enhancements provided by TheOutdoorLights, Inc.

Background
Following approval by Mayor & Council at the November regular meeting, city staff issued a Request for Proposals for Thrasher Park Lighting Enhancements (RFP PW 26-03). The scope included general installation of lighting enhancements with special attention to the inclusion of string/bistro lighting for the amphitheater lawn. Submissions were due on Friday, February 6, 2026, at 12:00pm; however, the city did not receive any proposals. Interested firms cited reasons such as internal scheduling constraints and incompatibility between available services and the advertised scope of work.

Due to the lack of submissions in response to the RFP and in light of recent adopted changes to the city's Purchasing policy, city staff recommends proceeding with the quote for services and proposed enhancements provided by TheOutdoorLights, Inc in October 2025. Alternatively, city staff may re-issue the Request for Proposals, though, an increase in responses is not guaranteed. The project is currently unfunded.

See Update Section Below.

Financial Impact
$38,952.79 ($24,060 for lighting throughout park + $15,121 for string lighting) one-time

Consistent with Comprehensive Plan? (If applicable, please select which goal applies)

1. Continues to define Norcross' sense of place
2. Continues to Strengthen Norcross as a Livable, Inclusive, and Safe Environment

Attachments

1. Lighting Concept Layout – TheOutdoorLights, Inc.
2. Cost Proposal – TheOutdoorLights, Inc.
3. Cost Proposal and Lighting Concept Layout – Firefly Lighting
4. RFP Packet – RFP PW 26-03

Update

PW Staff and Arborist met with Outdoor Lights on February 23 at Thrasher Park to review scope of work and previous cost estimate. We will be able to provide a staff recommendation for the March 16 Policy Work Session.

Thrasher Park Lighting Proposal
TheOutdoorLights, Inc.

NORCROSS
a place to imagine

Thrasher Park Lighting Enhancements Concept Draft

Proposed concept by

TheOutdoorLights

Sign wash light (2)

Flush well light (13)

Tree down light (20)

Structure down light (2)

PEACHTREE STREET
(APPARENT 50-FOOT RIGHT-OF-WAY)

PARK DRIVE
(APPARENT 50-FOOT RIGHT-OF-WAY)

BUCHANAN STREET
(APPARENT 60-FOOT RIGHT-OF-WAY)
< ONE WAY <

BUCHANAN STREET
(APPARENT PRESCRIPTIVE RIGHT-OF-WAY)
> ONE WAY >

(1) 'PRINCETON' AMERICAN ELM
(4 OAKLEAF HYDRANGEA
(4) NATIVE AZALEA
(5) FLAME AZALEA
(4) YOSHINO CHERRY
(5) LOROPETALUM
(6) 'KNOCKOUT' ROSE
(2) SMALL BOXWOOD
(36) ANNUALS - (18)EA SIDE
(288) LIRIOPE
(2) OAKLEAF HYDRANGEA
(3) PINK DOGWOOD
(6) NATIVE AZALEA
(1) DOGWOOD
(7) LOROPETALUM
(2) PINK DOGWOOD
(4) OAKLEAF HYDRANGEA
(4) NATIVE AZALEA
(2) DOGWOOD
(2) YOSHINO CHERRY
(3) NATIVE AZALEA
(2) SMALL BOXWOOD
(36) ANNUALS
(288) LIRIOPE
GRIND STUMP
(7) MUSKOGEE CRAPEMYRTLE
(10) CLEYERA
(6) CRYPTOMERIA
(400) LIRIOPE
(450) LIRIOPE
(10) BRIGHT-N-TIGHT CHERRY
(1) TARDIVA HYDRANGEA
(228) LIRIOPE
(14) LOROPETALUM
(600) LIRIOPE
(4) PINK DOGWOOD
(7) GG GERBING AZALEA
(2) YOSHINO CHERRY
(47) NEEDLE POINT HOLLY
(7) FORSYTHIA
(3) KWANZAN CHERRY
(7) GG GERBING AZALEA
(9) FORSYTHIA
(7) GG GERBING AZALEA
(7) FORSYTHIA
(7) MUSKOGEE CRAPEMYRTLE
(7) FORSYTHIA
(5) OAKLEAF HYDRANGEA
(231) LIRIOPE
(23) NEEDLE POINT HOLLY
(525) LIRIOPE
(720) LIRIOPE
(3) TARDIVA HYDRANGEA
(1) YOSHINO CHERRY
(1) NATCHEZ CRAPEMYRTLE
(18) LIRIOPE
(2) PINK DOGWOOD
(8) KNOCKOUT ROSE
(5) FORMOSA AZALEA
EXISTING BENCH TO REMAIN
EX. AMPHITHEATER
FFE 1061.75
FFE 1063.2
1,437SF ENGINEERED PLAYGROUND MULCH BY EQUIPMENT INSTALLER
BERMUDA SOD
FESCUE SOD

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH
GRID

Park Sign Lighting

Single wash lights located at Park Dr park sign and Buchanan St park sign

Amphitheater String Lighting

String lights over amphitheater lawn. Six 12’x1.5” black steel poles installed above retaining wall and 460’ of string lights, 230 bulbs, fanning over the lawn to the stage

Pavilion Willow Oak Lighting

Four down lights, two in each willow oak near pavilion for lighting paths, seating, and art mosaic

Buchanan St Entry Oak Lighting

Two down lights in oak near picnic table along Buchanan St entry path and two down lights in oak near Buchanan St entry for lighting paths

Magnolia Lighting

Three recessed well lights under Magnolia near gazebo and four recessed well lights under Magnolia off Buchanan St near playground

Gazebo Lighting

Two down lights inside gazebo for seating area and steps

Deodar Cedar Lighting

Three up lights around Deodar cedar

Service Drive Green Ash Lighting

Three down lights and three recessed well lights for green ash off Park Dr along service drive for lighting paths, drive, tree and picnic bench

Near Gazebo Chinese Elm Lighting

Three down lights for Chinese elm lighting paths and bronze frog sculpture near gazebo

Central Water Oak Lighting

Three down lights for central water oak for lighting paths

Path To Stage Green Ash Lighting

Three down lights in green ash lighting path and steps to stage

The Down

DN

The Well

W4

The Wash
BW4

The Copper Down

CDN

TheOutdoorLights, Inc.
3335A Hutchinson Road,
Cumming, GA 30040
770-844-1760

ER101991 LVG105193

Proposal

Proposal Date: 10/14/2025
Proposal #: 20267

Bill To:

City of Norcross
345 Lively Ave
Norcross, Ga 30071

Ship To:

93 Park Dr.
Norcross, GA 30071

TERMS	70% Down & 30% Upon

Qty	Description
	Lighting Project For: Thrasher Park 93 Park Dr. Norcross, GA 30071
	Lighting to illuminate walkways and tree canopies throughout the park
10	Well Light - Aged Brass (Shield) with LED 7 Watt MR16 3000K 60 deg bulb bulb to accent mature tree canopies throughout the park and create depth of the space.
2	Wash Light, Aged with 5 watt LED, 3000K 120 deg bulb to accent Park signs.
3	Well Light - Aged Brass (Shield) with LED 7 Watt MR16 3000K 60 deg bulb to accent the Cedar tree located in the island at the walkway close to the Amphitheater
2	Copper Down Light w/ Straight Shield, LED 4Watt MR16 3000K 60degree bulb with surface mount to mount inside the Gazebo to illuminate the seating area and steps leading to the Gazebo.
20	Down Light with Angled Shield, LED 7watt 3000K 60 Deg Bulb to illuminate the walkways in wooded areas that are not illuminated by the street lamps
3	300 Watt Stainless Steel Transformer
3	Timer Astronomical
1	Electrical Hook Up
	Project Total: $24,060.00
	If paying by Credit Card, please add 3% convenience fee.
	Our terms are Due Upon Completion of Project. Accounts paid after 30 days from invoice date will be subject to a 1.5% monthly finance charge until balance is paid in full.

Check Policy: For your convenience, if your check is dishonored or returned for any reason, we will electronically debit your account for the amount of the check plus a $30.00 processing fee.

TheOutdoorLights, Inc.
3335A Hutchinson Road,
Cumming, GA 30040
770-844-1760 ER101991 LVG105193

Proposal

Proposal Date: 10/14/2025
Proposal #: 20267

Bill To:

City of Norcross
345 Lively Ave
Norcross, Ga 30071

Ship To:

93 Park Dr.
Norcross, GA 30071

TERMS	70% Down & 30% Upon

Qty	Description
	CONTRACTOR AGREEMENT This agreement made the 14th day of October 2025 by and between The Outdoor Lights, Inc. & City of Norcross/ Hunter Rawls hereinafter called the Contractor and the Owner. Witnessed, that the Contractor and the Owner for the considerations named agree as follows: Contract Price The Owner shall pay the Contractor for the material and labor to be performed under the contract the sum of Twenty Four Thousand Sixty & 00 /100 Dollars ($24,060.00) subject to additions and deductions pursuant to authorized change orders. Contractor Work The Contractor shall furnish all of the materials and perform all work shown on Proposal #20267 as annexed hereto as it pertains to work to be performed on property at 93 Park Dr. Norcross, GA 30071. This is an estimate only and the price is subject to change if our crew encounters any unforeseen conditions which could not be reasonably anticipated ahead of time. Progress Payments The contract price shall be paid in the manner following, 70% down and the remaining 30% upon completion of project. Accounts paid after 30 days from invoice date will be subject to a 1.5% monthly finance charge. By: Chris Wakefield, President Contractor By:_____ Owner IMPORTANT NOTE: We are happy to request a utility locate which will indicate if there are underground utilities on your property to ensure we do not disturb them during the installation process. These include lines from the power, cable TV, gas and phone companies. This usually requires a minimum of 72 hours to complete, however, there is no cost to you. TheOutdoorLights, Inc. is not responsible for accidental damage to any other below ground utilities such as invisible fences, irrigation, water, or sewer lines. It should be noted that the cable sites will be marked with orange paint which may take time to fade completely. Would you like us to make the call to schedule a utility locate for you at this time? ___Yes or ___ No. Warranty of low voltage lighting is for one year on parts, and one year labor. After one year, we charge labor and support manufacture warranties. Warranty is lifetime on Up Light fixtures and Transformers. Warranties on other fixtures are 5 to 10 years, per manufacture warranty. Warranties will not be honored if damaged by an act of nature, lightning, flood, tornado, etc. They are also not covered if we did not install the fixture. We don't warranty other companies work. Warranty for high voltage system is for one year on labor, workmanship, fixtures, ballast, timers, and bulbs. If payment is not received in full according to contract terms the customer will agree to pay 1.5% interest per month until the open balance is collected. If The Outdoor Lights, Inc. has to pursue legal action to collect payment the customer will be required to cover all lawyer fees, court cost or other cost incurred during collection process. Pricing represented in this proposal is valid for 30 days from the proposal date only. If you have questions regarding this proposal contact Victor Porter at 678.780.9030

Check Policy: For your convenience, if your check is dishonored or returned for any reason, we will electronically debit your account for the amount of the check plus a $30.00 processing fee.

TheOutdoorLights, Inc.
3335A Hutchinson Road,
Cumming, GA 30040
770-844-1760 ER101991 LVG105193

Proposal

Proposal Date: 10/8/2025
Proposal #: 20160

Bill To:

City of Norcross
345 Lively Ave
Norcross, Ga 30071

Ship To:

93 Park Dr.
Norcross, GA 30071

TERMS	70% Down & 30% Upon

Qty	Description
	Lighting Project For: Thrasher Park 93 Park Dr. Norcross, GA 30071
	Proposal to install café lights over the amphitheater green space
460	Festive String Lights, with Medium Base Socket (no bulbs). Sold by the foot. lights to fan over the green space from the amphitheater. There will be six café poles behind the stone retaining wall the café lights will tie into
230	LED Festive Bulb Medium Base
6	12FT x 1.5in black steel custom festive light pole to secure cafe lighting
1	IHOOK 1/4 x 3
1	Weatherproof Switch
12	Concrete by the bag
1	Electrical Hook Up
	Project Total: $14,892.79
	If paying by Credit Card, please add 3% convenience fee.
	Our terms are Due Upon Completion of Project. Accounts paid after 30 days from invoice date will be subject to a 1.5% monthly finance charge until balance is paid in full.

Check Policy: For your convenience, if your check is dishonored or returned for any reason, we will electronically debit your account for the amount of the check plus a $30.00 processing fee.

TheOutdoorLights, Inc.
3335A Hutchinson Road,
Cumming, GA 30040
770-844-1760 ER101991 LVG105193

Proposal

Proposal Date: 10/8/2025
Proposal #: 20160

Bill To:

City of Norcross
345 Lively Ave
Norcross, Ga 30071

Ship To:

93 Park Dr.
Norcross, GA 30071

TERMS	70% Down & 30% Upon

Qty	Description
	CONTRACTOR AGREEMENT This agreement made the 8th day of October 2025 by and between The Outdoor Lights, Inc. & City of Norcross / Hunter Rawlins hereinafter called the Contractor and the Owner. Witnessed, that the Contractor and the Owner for the considerations named agree as follows: Contract Price The Owner shall pay the Contractor for the material and labor to be performed under the contract the sum of Fourteen Thousand Eight Hundred Ninety Two & 79 /100 Dollars ($14,892.79) subject to additions and deductions pursuant to authorized change orders. Contractor Work The Contractor shall furnish all of the materials and perform all work shown on Proposal #20160 as annexed hereto as it pertains to work to be performed on property at 93 Park Dr. Norcross, GA 30071 This is an estimate only and the price is subject to change if our crew encounters any unforeseen conditions which could not be reasonably anticipated ahead of time. Progress Payments The contract price shall be paid in the manner following, 70% down and the remaining 30% upon completion of project. Accounts paid after 30 days from invoice date will be subject to a 1.5% monthly finance charge. By: Chris Wakefield, President Contractor By:_____ Owner IMPORTANT NOTE: We are happy to request a utility locate which will indicate if there are underground utilities on your property to ensure we do not disturb them during the installation process. These include lines from the power, cable TV, gas and phone companies. This usually requires a minimum of 72 hours to complete, however, there is no cost to you. TheOutdoorLights, Inc. is not responsible for accidental damage to any other below ground utilities such as invisible fences, irrigation, water, or sewer lines. It should be noted that the cable sites will be marked with orange paint which may take time to fade completely. Would you like us to make the call to schedule a utility locate for you at this time? ___Yes or ___ No. Warranty of low voltage lighting is for one year on parts, and one year labor. After one year, we charge labor and support manufacture warranties. Warranty is lifetime on Up Light fixtures and Transformers. Warranties on other fixtures are 5 to 10 years, per manufacture warranty. Warranties will not be honored if damaged by an act of nature, lightning, flood, tornado, etc. They are also not covered if we did not install the fixture. We don't warranty other companies work. Warranty for high voltage system is for one year on labor, workmanship, fixtures, ballast, timers, and bulbs. If payment is not received in full according to contract terms the customer will agree to pay 1.5% interest per month until the open balance is collected. If The Outdoor Lights, Inc. has to pursue legal action to collect payment the customer will be required to cover all lawyer fees, court cost or other cost incurred during collection process. Pricing represented in this proposal is valid for 30 days from the proposal date only. If you have questions regarding this proposal contact Victor Porter at 678.780.9030

Check Policy: For your convenience, if your check is dishonored or returned for any reason, we will electronically debit your account for the amount of the check plus a $30.00 processing fee.

Firefly Lighting
325 South Atlanta St. Bldg. 3 Roswell, GA 30075 P: 404-275-4368

Lighting Proposal for Thrasher Park:

- Up light the two columns at the corner of Park with (1) LED fixture each.
- Up light the two large trees between the steps and Park with (2) 10w in-grade fixtures each.
- Up large Crape Myrtle behind bench along Park with (2) LED wash lights.
- Up the two Oak trees along North Peachtree between the art sculpture and the park bench with (2) in-grade LED fixtures each.
- Install (12) LED strip lights under the cap of the stone wall in front of the pavilion.
- Up light Elm and Oak trees near the gazebo with (2) in-grade LED fixtures each.
- Install a pole light head on camera pole to take care of the dark area.
- Install (2) LED Moonlight down lights in canopy of the Oak tree that is between the Magnolias on the N. Peachtree side of the playground, Install (2) LED in-grade fixtures to up light the canopy.
- Install (2) LED Moonlight down lights in the canopy of the large Oak tree that is along the walkway from Buchanan. These will take care of the under lit areas. Install (2) LED in-grade fixtures to up light the canopy.
- Up light the two stone columns at the Buchanan entrance with (1) LED fixture each.
- Up light the large Oak tree by the NW corner of bathroom building with (2) LED in-grade fixtures.
- Up light the large Maple type tree adjacent to the service driveway with (3) LED in-grade fixtures each.
- Up light the Maple tree on South side of bathroom building with (2) in-grade fixtures.
- Up light the two old stone columns at the SE corner of the park with (1) LED fixture each.
- Install (3) 300-watt stainless steel transformers controlled by photocells.

Cost: $29560.00

Pavillion Festoon-

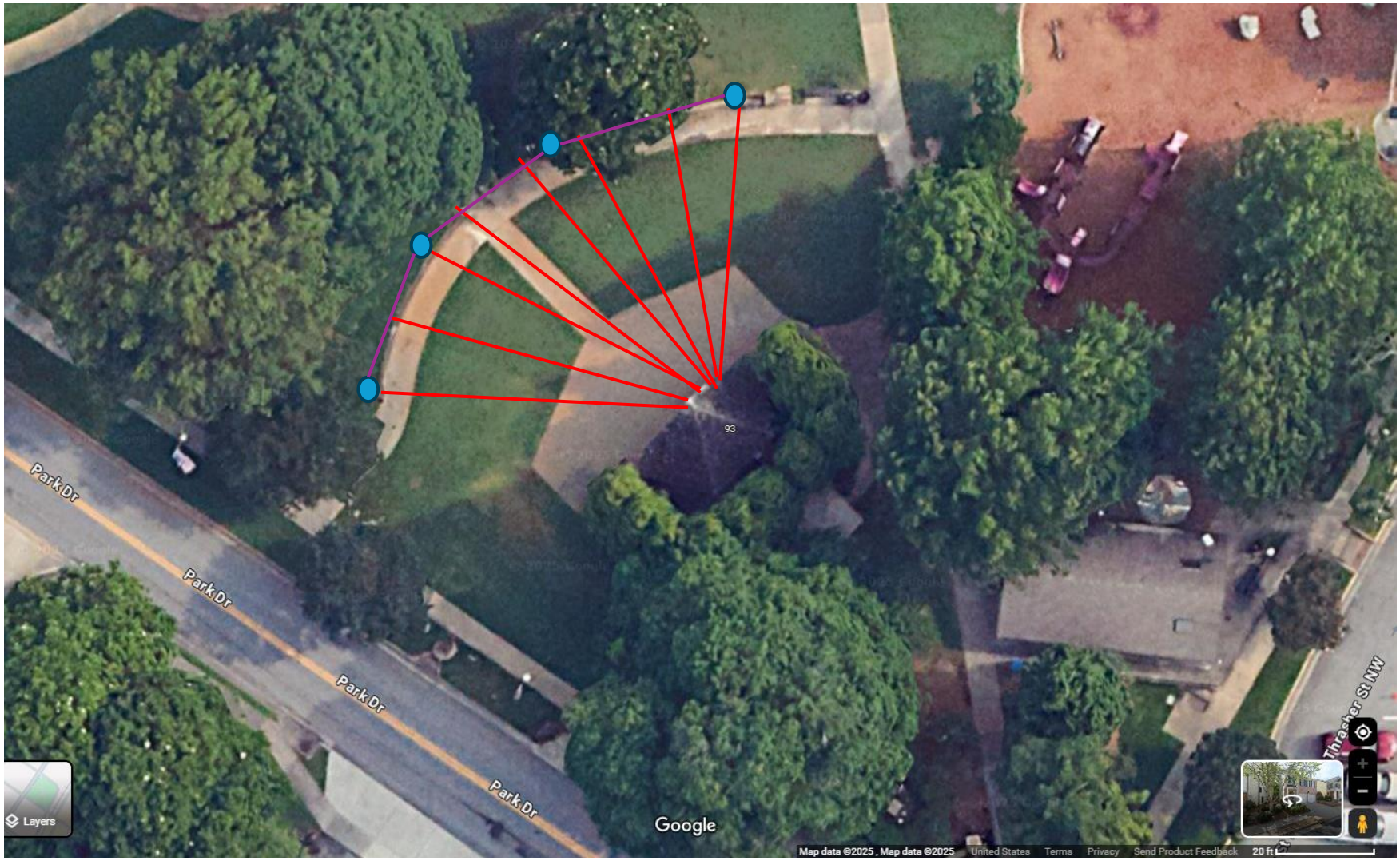
- Install (8) runs of commercial grade 24” spaced LED festoon lights between (4) steel poles and the pavilion. Install Stainless steel guide wires to secure light strings between the pavilion and poles and between the poles.
- Install 20’ square direct bury poles above the stone wall.
- Install a switch at the pavilion to control the lighting.

Cost: $15121.00

Price includes all materials and labor for proposed work.
All fixtures come with a 10-year warranty.
Firefly Lighting LLC requires that a 50% deposit be made prior to installation with the remainder due upon completion.

Draft Concept-Thrasher String Lighting

Poles
Guidewires
String lights



LUMIEN LIGHTING™

Together, we are brighter.

PROJECT: _____

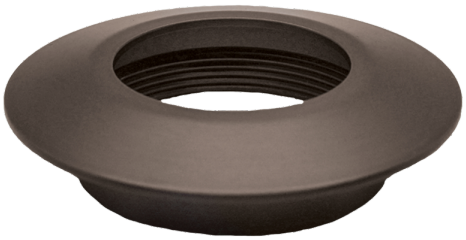
TYPE: _____

CAT #: _____

LAB-128

DESCRIPTION

Accessory, Brass - Antique, Macro, Recessed, Circular, Flush



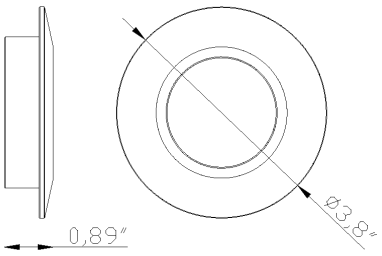
SPECIFICATIONS

Construction	Brass
Finish	Antique
Light Warranty	Lifetime

UL LISTED

FINISHES

Antique



NOTES

Lumien Lighting
770-485-9002
orders@lumienlighting.com
www.lumienlighting.com

Lumien Lighting reserves the right to modify product specifications without notification. © 2023 Lumien Enterprise Inc.

ORDERING GUIDE

	MODULE TYPE (required)	WATTS	COLOR TEMP	BEAM SPREAD	FINISH	ACCESSORIES
LAB-128 +	CORE: Z4B1 - [ ] - [ ] - [ ] - [ ]	**10W**	**2700K 3000K**	**40°**	**A**	+
LAB-128 +	PRO: Z7B1 - [ ] - [ ] - [ ] - [ ]	**10W**	**2700-5700K**	**40°**	**A**	+
LAB-128 +	PRO: Z9B1 - [ ] - [ ] - [ ] - [ ]	**10W**	**2700-5700K**	**40°**	**A**	+

Mounts - Ground (Optional)
LAP-009 Plastic, PVC for Macro Modules
Mounts - Recessed (Optional)
LAB-187 Stainless Steel, Macro, Spring-Loaded
Accessories - Lens (Optional)
LAB-145 BK Aluminum, Macro, Banded Hex
Accessories - Pro Series (Optional)
LP-REMOTE LumienPRO Remote

	CORE	PRO	PRO
	Z4B1-10W-27K-A **Z4B1-10W-30K-A**	**Z7B1-10W-A**	**Z9B1-10W-A**
Construction	Brass	Brass	Brass
Finish	Antique	Antique	Antique
Input Voltage	10-15V	10-15V	10-15V
Wattage (Volt Amps)	10W (10.77)	10W (14.87)	10W (14.6)
Module Lumens	800 Lm	610 Lm	445 Lm
Color Temperature	2700K, 3000K	2700-5700K	2700-5700K
Beam Spread	40°	40°	40°
Lead Wire Length	6'	6'	6'
CRI	80+	80+	80+
RGB	No	No	Yes
Dimmable	Primary Dimming	With LumienPRO Remote	With LumienPRO Remote
Rated Life	50,000 Hrs	50,000 Hrs	50,000 Hrs
Warranty	10 Years	10 Years	10 Years
Core Drill Size	-	-	-

ACCESSORIES

Mounts - Ground

LAP-009

Accessory, Plastic, PVC for Macro Modules

Mounts - Recessed

LAB-187

Accessory, Stainless Steel, Macro, Spring-Loaded Soffit Bracket

Accessories - Lens

LAB-145

Accessory, Aluminum - Black, Macro, Banded Hex Louver

Accessories - Pro Series

LP-REMOTE

LumienPRO Remote (Functionality determined by the Light Fixture)

LUMIEN
Together, we are brighter.

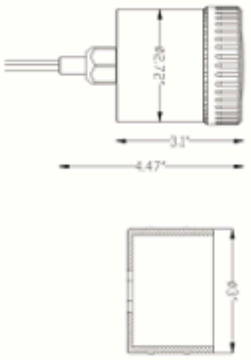
LumienPRO

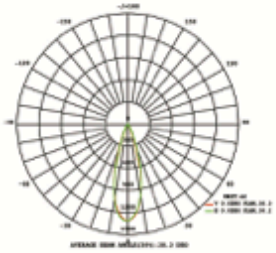
Z9B1-10W-A

Macro Module
LumienPRO (RGBWW - 2700-5000K)
IP68 Rated (waterproof)

SPECIFICATIONS

Fixture Type	Fixture Components	Fixture Material	Fixture Style	Watts	Color Temperature	Finish
Z (Macro)	9 (LumienPRO RGBWW-Color + 2700-5000K)	B (Brass)	1 (ML)	10W (10W)	RGBWW (2700-5000K)	A (Antiqued)





Construction: Brass
Finish: Antique Brush
Lead Wire: 6ft long
Light Source: Modular LED
Wattage: 10W
Operating Voltage: 10-15V
Lumens: 445 LM
Beam Spread: 40°
Color Temperature: RGBWW - 2700-5000K
Volt Amps: 14.60
RGB: Yes
CRI: 80+
Rated Life: 50,000 Hrs
Dimmable: With LumienPRO Remote

ACCESSORIES

LA8-085 LA8-140 LA8-142 LA8-158

WARRANTY

Lifetime Warranty on the Housing.
10 Year Warranty on the LED Light Source

CERTIFICATION

UL Listed | File #E501872

Lumien Lighting reserves the right to modify the design of our products at any time and data listed on spec sheets is subject to change.

LUMIEN
Together, we are brighter.

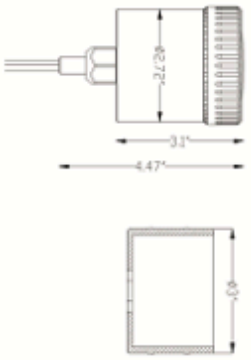
LumienCORE

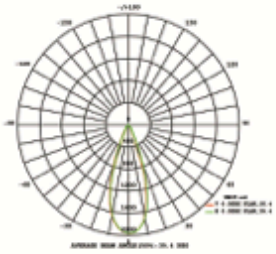
Z4B1-10W-27K-A
Z4B1-10W-30K-A

Macro Module
IP68 Rated (waterproof)

SPECIFICATIONS

Fixture Type	Fixture Components	Fixture Material	Fixture Style	Watts	Color Temperature	Finish
Z (Macro)	4 (Integrated Modular)	B (Brass)	1 (ML)	10W (10W)	27K (2700K) 30K (3000K)	A (Antiqued)





Construction: Brass
Finish: Antique Brush
Lead Wire: 6ft long
Light Source: Modular LED
Wattage: 10W
Operating Voltage: 10-15V
Lumens: 800 LM
Beam Spread: 40°
Color Temperature: 2700K or 3000K
Volt Amps: 10.77
RGB: No
CRI: 80+
Rated Life: 50,000 Hrs
Dimmable: Primary Dimming Capable

ACCESSORIES

LAB-085 | LAB-140 | LAB-142 | LAB-158

WARRANTY

Lifetime Warranty on the Housing.
10 Year Warranty on the LED Light Source

CERTIFICATION

UL Listed I File #E501872

Lumien Lighting reserves the right to modify the design of our products at any time and data listed on spec sheets is subject to change.

LUMIEN
Together, we are brighter.

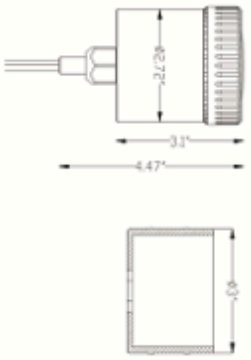
LumienPRO

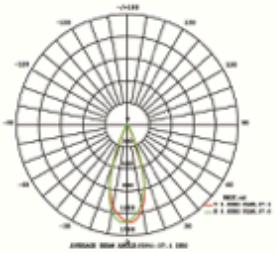
Z7B1-10W-A

Macro Module
LumienPRO (WW - 2700-5000K)
IP68 Rated (waterproof)

SPECIFICATIONS

Fixture Type	Fixture Components	Fixture Material	Fixture Style	Watts	Color Temperature	Finish
Z (Macro)	7 (LumienPRO WW - 2700-5000K)	B (Brass)	1 (ML)	10W (10W)	2700-5000K	A (Antiqued)





Construction: Brass
Finish: Antique Brush
Lead Wire: 6ft long
Light Source: Modular LED
Wattage: 10W
Operating Voltage: 10-15V
Lumens: 610 LM
Beam Spread: 40°
Color Temperature: WW - 2700-5000K
Volt Amps: 14.87
RGB: No
CRI: 80+
Rated Life: 50,000 Hrs
Dimmable: With LumienPRO Remote

ACCESSORIES

LAB-085 LAB-140 LAB-142 LAB-158

WARRANTY

Lifetime Warranty on the Housing.
10 Year Warranty on the LED Light Source

CERTIFICATION

UL Listed | File #E501872

Lumien Lighting reserves the right to modify the design of our products at any time and data listed on spec sheets is subject to change.

Moon Visions R38 22W LED Bullet Series

Housing (BR40): 380 Aluminum alloy die cast.

Downshields: Required for use as a downlight.

(DSA10): Fabricated steel material, angle-cut 10" in length.

(DST10): Fabricated steel material, straight tube shield 5.75" in length.

Upshields: Required for use as an uplight. Die cast aluminum with heat resistant crystal tempered convex glass lens. Sealed with 50 year-life silicon solution and high temperature silicone sponge gaskets. Positive stainless screw mount attachment.

(USR40): Angled upshield 3.9" tall.

(UST40): Straight Tube upshield 5" tall with debris guard.

Socket:

- 12V Bullet = Unique 12V GU24 Twist-Lock base allows for maximum pin contact as well as "locked" socket to insure lamp security. GU24 Base is known for high vibration tolerances (a must for fixtures mounted high in trees) and high heat tolerances.
- 120V Bullet = Leviton 4KV Pulse rated 600V porcelain lampholders with 25% more lamp contact area than Chinese sockets.

Knuckle: Forward placement for better balance. Adjustable in 7.5° increments for precise aiming. 1/2" NPSM threaded arm with stainless hardware.

Finish: Super polyester Duracoat™ powder coat with 5 year warranty. South Florida exposure rating for 5 years. Powder coated inside and outside with additional **DuraLune™ Electro-Coating** application underneath. Standard textured finishes are Hartford Green (HGT) and Bronze (BZT).

Electrical Assembly:

- 12V Lamp = Low voltage (12V) system requires magnetic or electronic transformer, sold separately. Electronic transformers must be within 25 feet of LED lamp.
- 120V Lamp = Direct lamp replacement design; therefore, no separate driver needed.

LED MV120V R38 22W 5K FL

LED Lamp Included: 18 Low heat-emitting LEDs with no UV light radiation, paired with excellent heat sinks, provides a 50,000 hr. expected lamp life and 3 year warranty. Solid state LED direct lamp replacement technology. LED Lamp is not dimmable. PAR38 light engine contains built-in fan for maximum heat dissipation. Available in 25° (NFL) and 40° (FL) beam spreads in Cool White, and 40° (FL) in Warm White.

LED Lamp Accessories:

Overall Spread Lens—doubles beam spread of lamp.
Mercury Vapor Lens—corrects color temperature to 5500K.

Moon Visions R38 22W LED Bullet Series Ordering Guide

Fixture Series	Voltage	Shield	Mount*	Color
BR40	12V	DSA10	TM	HGT
	120V	DST10	TMB	BZT
		USR40	S3	
		UST40		

BR40	**12V**	**DSA10**	**TM**	**BZT**

Example: BR40-12V-DSA10-TM-BZT = 12V R40 Bronze Downlight

LED Lamp Series	Voltage	Size	Wattage	Color and Beam Spread	Spread Lens	5500K Lens
LED MV	12V	R38	22W	3500K 40° FL	OSL	MV
	120V			5000K 25° NFL		
				5000K 40° FL		

LEDMV	**12V**	**R38**	**22W**	**5000K 40°**	**MV**

Example: LED MV12V R38 22W 5000K 40° FL MV = 22W 12V LED PAR38 FL with MV lens

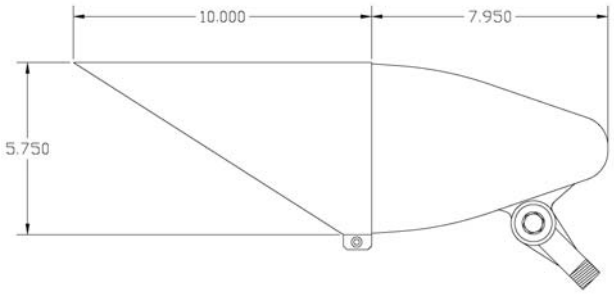
***Mounting Accessories-**

Tree Mount

Tree Mount Box

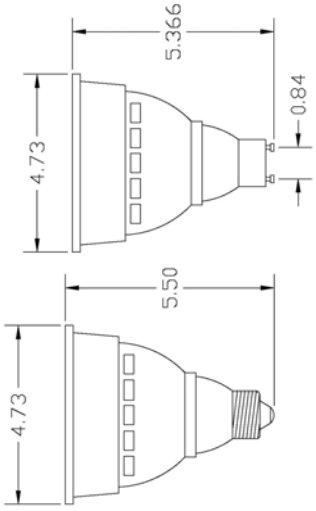
S3
(12V or 120V)

BR40 with DSA10 Downshield

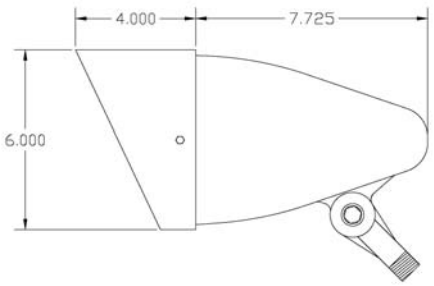


GU24 12V
Lamp

E26 120V
Lamp



BR40 with USR40 Upshield



City of Norcross
Department of Public Works

REQUEST FOR PROPOSALS
THRASHER PARK LIGHTING ENHANCEMENTS
RFP PW 26-03

PACKET
CHECKLIST
RFP PW 26-03

FIRM NAME: _____

PROJECT: _____

DATE: _____

Please use this checklist to ensure you have properly completed all forms and requirements. ***Use of this appendix is not required but highly recommended to ensure responsiveness of proposal.***

_____ Two Hard Copies & One Electronic Copy of Bid Package (*including completed appendices and all required forms*)

Bid Package Components:

_____ Statement of Qualifications

_____ Marked Up Site Plan

_____ Proposal Questionnaire

_____ Cost Proposal Form (in Sealed Envelope)

_____ References Form ***or*** Letters of Reference

_____ Acknowledgement of Addenda Form

_____ Certificate of Liability Insurance

_____ E-Verify Contractor & SAVE Affidavits (with secure and verifiable document)

Mail or deliver to:
City of Norcross Public Works Department
345 Lively Avenue
Norcross, GA 30071
Attn: Charlene Marsh, Procurement and Capital Projects Manager
RFP PW 26-03 – THRASHER PARK LIGHTING ENHANCEMENTS

City of Norcross
Department of Public Works

REQUEST FOR PROPOSALS
THRASHER PARK LIGHTING ENHANCEMENTS
RFP PW 26-03

The City of Norcross Public Works department is soliciting sealed competitive proposals from qualified, licensed, insured contractors for the provision of lighting enhancements at Thrasher Park, located within city limits.

All work must be completed in 60 days from when Notice to Proceed is issued and in accordance with industry specifications and standards.

The PROPOSAL package should be clearly marked "**RFP PW 26-03 – THRASHER PARK LIGHTING ENHANCEMENTS"** on its face and submitted by **12:00 p.m. on Friday, February 6, 2026,** to the address below. Please submit two printed copies and one electronic copy (USB) of your package to:

City of Norcross – Public Works
345 Lively Avenue
Norcross, GA 30071
Attn: Charlene Marsh, Capital Projects Manager
RFP PW 26-03 – THRASHER PARK LIGHTING ENHANCEMENTS

Both printed and electronic copies must contain the same information.

Please submit questions/requests via **e-mail only** to the Capital Projects Manager at procurement@norcrossga.net by **5:00 p.m.** on **January 23, 2026**. A Q&A addendum will be posted within a week.

An ***optional, but highly recommended*** pre-proposal meeting with a site visit will take place on **Wednesday, January 21, 2026, at 11:00 a.m.** at the Public Works department located at 345 Lively Avenue Norcross GA 30071.

All interested firms ***must*** schedule a site visit with city staff before submission of proposals.

No PROPOSAL will be received or accepted after the above specified date and time. Submissions received after the designated date and time will be deemed invalid and returned unopened to the firm.

No PROPOSAL may be withdrawn within thirty (30) days after the BID opening. Requests for withdrawals must be submitted in writing. All PROPOSALS shall remain firm for 90 days after submission deadline.

We appreciate your interest in the City of Norcross!

BID CHECKLIST

The 10 Most Critical Things to Keep in Mind When Responding to a BID for the City of Norcross

1. _____ **Read the *entire* document.** Note critical items such as mandatory requirements; supplies/services required; submittal dates; number of copies required for submittal; funding amount and source; contract requirements (i.e., contract performance security, insurance requirements, performance and/or reporting requirements, etc.).

2. _____ **Note the City of Norcross' staff member's name, address, phone numbers and e-mail address.** This is the **only** person you are allowed to communicate with regarding the RFP and is an excellent source of information for any questions you may have.

3. _____ **Attend the Pre-bid meeting** if one is offered. These meetings provide an opportunity to ask clarifying questions, obtain a better understanding of the project, or to notify the City of any ambiguities, inconsistencies, or errors in the RFP.

4. _____ **Take advantage of the "question and answer" period.** Submit your questions to the Capital Projects Manager by the due date listed in the Schedule of Events and view the answers given in the formal "addenda" issued for the RFP. All addenda issued for this RFP will be posted on the City's website and will include all questions asked and answered concerning the RFP.

5. _____ **Follow the format required in the RFP** when preparing your response. Provide point- by-point responses to all sections in a clear and concise manner.

6. _____ **Provide complete answers/descriptions.** Read and answer all questions and requirements. Do not assume the City or Evaluation Committee will know what your capabilities are or what items/services you can provide, even if you have previously contracted with the City. Evaluations are based solely on the information and materials provided in your response.

7. _____ **Use the forms provided**, i.e., sample budget form, certification forms, etc.

8. _____ **Check the City website for RFP addenda.** Before submitting your response, check the City website at https://www.norcrossga.net/bids.aspx to see whether any addenda were issued for the RFP.

9. _____ **Review and read the RFP document again** to make sure that you have addressed all requirements.

10. _____ **Submit your response on time.** Note all the dates and times listed and be sure to submit all required items on time. Late and incomplete responses are never accepted.

This checklist is provided for assistance only and should not be submitted with Company's Response.

1. INTRODUCTION

The City of Norcross Public Works department is soliciting sealed competitive proposals from qualified, licensed, insured contractors for the provision of lighting enhancements at Thrasher Park, located within city limits. Licensed electrician and trade permit are required for electrical work. Work will commence following the city's removal of Christmas lighting during the week of 1/2/2026 (with weather backup dates up to 1/11/2026).

2. PROJECT SCOPE

Location

Thrasher Park
93 Park Drive
Norcross, Georgia 30071

The selected contractor will be responsible for:

- Providing all necessary labor, equipment, and materials for the installation of the lighting enhancements in adherence to proposed plan
- Coordinating installation details with City of Norcross staff and Norcross Power as necessary
- Performing all trenching, backfilling, compaction, and surface restoration as necessary
- Ensuring that all installations meet applicable state and local electrical codes, NEC standards, and manufacturer specifications
- Conducting system testing and commissions to verify full functionality and compliance

Proposed enhancements *must* include:

- String/bistro lighting for the amphitheater lawn

Proposed enhancements *may* include:

- Recessed landscape up-lighting additions
- Recessed pathway lighting additions are a consideration
- Recessed utility drive lighting additions are a consideration
- Lighting additions for signs, columns, art sculptures, etc. are a consideration
- Tree down-lighting/moonlighting additions are a consideration
- Restroom pavilion lighting additions are a consideration
- Gazebo lighting additions are a consideration

3. SPECIFICATIONS

- Limited disturbance to landscaping and critical root zone of trees
- All materials mist be highly durable and weather resistance requiring limited staff maintenance

- All lighting must be warm, uniform, and may not conflict with neighboring residences
- Landscape lighting shall be limited to avoid trip hazards and damage
- Lighting must not conflict with amphitheater attendance/viewing
- No tree wrapping

4. PROPOSAL CONTENTS

- Detailed inspection report with photos of current lighting conditions, including at night, noting lighting deficiencies, safety concerns, and any relevant issues
- Mark up of provided site plan detailing proposed lighting additions
- Specifications and photos for all proposed lighting options/types
- Approximate light spread/reach for all proposed lighting options/types
- Detailed itemization of proposed lighting additions allowing for adjustments
- General approach/methodology for installation detailing scope of work and timeline
- Any additional information deemed necessary and/or helpful

5. GENERAL INFORMATION

1. It is extremely important that project schedules ARE met. Only those firms with the necessary resources and a commitment to complete all work on schedule should submit a proposal.

2. The City of Norcross will expect to liaise with a single project manager representing the prime contractor (and the sub-contractors).

3. The City will select the **supplier with the best overall score or value**, whose proposal best represents the best interest of the City.

4. The City of Norcross reserves the right to cancel this solicitation at any time when it is determined to be in the best interest of the City.

5. The City of Norcross also reserves the right to increase, reduce, add or delete any item in this solicitation as deemed necessary.

6. The City of Norcross reserves the right to approve sub-contractors.

7. Any selection made because of this notice will be based strictly on qualifications and adherence to the submission guidelines, without regard to race, color, religion, sex, or national origin.

8. It is the responsibility of all firms interested in submitting a proposal for this advertisement to routinely check the posting on the website for any revisions to this solicitation and addenda issued.

9. It is the responsibility of all firms to read this advertisement in detail and provide all requested information including forms and appendices.

10. Incomplete submittals will be considered non-responsive, thus disqualified. Late submittals will not be accepted.

6. SCHEDULE OF EVENTS

See **Appendix A** for the detailed Schedule of Events.

7. PROPOSAL SUBMISSION GUIDELINES

Firms are advised to thoroughly understand the general conditions and special provisions prior to submitting their proposals.

A complete submission includes the following components:

1. Cover Letter
2. Statement of Qualifications (Appendix C)
3. Site plan markup (Appendix B)
4. Proposal Questionnaire (Appendix D)
5. References Form (Appendix F)
6. Sealed Cost Proposal (Appendix E)
7. Acknowledgement of Addenda (Appendix G)
8. Certificate of Liability Insurance
9. E-Verify Contractor & SAVE Affidavits (with required documentation)

8. EVALUATION CRITERIA

The proposal evaluation will be made on the following criteria:

Evaluation Criteria	Max Score
Proposed Approach & Timeline	25
Experience & Qualifications	20
References	15
Cost Proposal	40
Total	**100**

Experience & Qualifications – Experience and qualifications of the team personnel, as demonstrated by resumes, organizational chart, and other information provided. Experience of the team in executing successful and relevant projects including other city-wide safety action plans.

Proposed Approach & Timeline – Evidence of thorough understanding of the project, quality and detail of the proposed approaches to the completion of the required tasks. Evidence of consultant team's capacity and availability to perform the services outlined in the scope of work.

References – Quality and relevance of references, as well as responsiveness of references contacted by City staff

Cost Proposal— The cost proposal will not factor into the committee's evaluation of the technical proposal. Scores will be determined by weights assigned based on proposed cost.

9. COMMUNICATIONS WITH STAFF

All questions about this RFP should include the company name and the referenced RFP section in the following format:

Company Name
1. Question
Citation of relevant section of the RFP

10. GENERAL CONDITIONS

10.1. REQUIREMENTS

Proposals must include labor and all materials as specified; no substitutions for materials are allowed unless approved by City of Norcross. Proposed additions will be city property.

10.2. QUALIFICATIONS

10.2.1. Proposals will be considered only from experienced, licensed, and well-equipped Contractor(s) engaged in work of this type and magnitude. Firms must provide their own materials and tools for this contract.

10.2.2. Firms may be required to submit evidence setting forth qualifications which entitle their company for consideration as a responsible Vendor. A list of work of similar character successfully completed within the last five years may be required, which lists the location, size, and scope for use on this work. Before accepting any proposal, the City may require evidence of the Vendor's financial ability to successfully perform the work to be accomplished under the contract.

10.2.3. During the term of the agreement, Contractor shall, as its sole expense, secure and maintain in-force policies of insurance of the following types:

10.2.3.1.1. Workers' compensation coverage in accordance with the statutory requirements of the jurisdiction in which Services are to be performed.

10.2.3.1.2. Employer's liability insurance with a minimum of $250,000.

10.2.3.1.3. Comprehensive General Liability Insurance, subject to a limit for bodily injury and property damage combined at least $1,000,000 aggregate.

10.2.3.1.4. Automobile liability insurance subject to a limit for bodily injury and property damage combined, of at least $1,000,000 per occurrence.

10.2.4. Contractor shall furnish Client Certificates of Insurance evidencing the insurance coverages required. The certificates shall stipulate that should any of the above insurance policies be cancelled before the termination of this agreement, the issuing company will endeavor to mail thirty (30) days' written notice to Client

10.3. GUARANTEE TO ACCOMPANY BID

10.3.1. Reserved

10.4. JOINT VENTURES

10.4.1. Joint Ventures between two contractors will not be allowed; however, the General Contractor may subcontract items.

10.5. AUTHORITY TO SIGN

10.5.1. Firm must ensure that the legal proper name of their firm and/or corporation is printed OR typed as appropriate on all documents.

10.6. RIGHTS RESERVED

10.6.1. The City of Norcross reserves the right to reject any or all proposals, to waive informalities or to re-advertise. It is understood that all bids are made subject to this agreement, and that the City of Norcross reserves the right to decide which proposals it deems the most qualified and lowest cost. In arriving at this decision, full consideration will be given to the experience and qualifications of the firm, their financial responsibility, costs and bid amount, work of this type successfully completed and past performance with the City of Norcross.

10.6.2. Firms are advised to examine all corresponding documents carefully and to make examinations of the site(s) of the proposed work, as necessary, to familiarize themselves with location conditions, which may affect the proposed work. Firms are also advised to inform themselves fully regarding conditions under which the work will be performed. The City will not be responsible for the firm's errors or misjudgment, nor for any information on location conditions or general laws and regulations.

10.6.3. Any unauthorized additions, conditions, limitations, or provisions attached to the proposal shall render it informal and may be cause for rejection.

10.7. AWARD OF CONTRACT

10.7.1. Contract will be made to the **supplier with the best overall score or value**. Contracts will not be automatically awarded to the lowest bidder. The City will review all bids for responsiveness and responsibility. Firms must comply with submission guidelines, show evidence of experience and qualifications, and provide proof that they are qualified to carry out the scope of work.

10.7.2. The City of Norcross reserves the right to reject any or all proposals, to waive technicalities, and to make an award deemed in its best interest.

10.7.3. The City reserves the option to negotiate terms, conditions, and pricing with the **supplier with the best overall score or value** at its discretion.

10.7.4. Prior to award of the Contract, the successful firm will be required to submit a schedule to the City, demonstrating the firm's ability to commence and proceed in a

timely manner. Due to time constraints on this contract, it is mandatory that the work be performed simultaneously and immediately. A bidder's failure to demonstrate the ability to proceed as required may result in contract cancellation, as deemed in the City's best interest.

10.7.5. Failure to demonstrate the ability for simultaneous contract execution and progression will result in, at the City's discretion, contract cancellation, re-advertising of any and/or all these contracts, or awarding any or all of the contract to the **supplier with the next best overall score or value**.

10.8. PRODUCTION REQUIREMENTS

10.8.1. The successful contractor will be required to commence work within ten (10) calendar days from the receipt of the Notice to Proceed and must carry on with utmost diligence to complete the work according to specifications in the RFP within 90 days from the Notice to Proceed.

10.9. PRICES AND INVOICING PROGRESS PAYMENTS AND RETAINAGE

10.9.1. Payment shall be provided based on the cost schedule provided in bidder's response. Contractor shall submit an invoice with NET 30-day payment terms for services performed for the City of Norcross under the terms of the executed contract. The invoice shall be directed to **Hunter Rawls, Landscape & Beautification Manager at 345 Lively Ave, Norcross, GA 30071**. The invoice shall contain a complete itemization of services. The total amount due, invoice number, invoice date, the designated project number, if applicable, and the City of Norcross' Purchase Order Number. After work has commenced, progress payments shall be made monthly, based on the value of work completed as provided in the contract documents.

10.9.2. The City shall retain a maximum of 10% of each progress payment; provided, however, when 50% of the contract value including change orders and other additions to the contract value provided for by the contract documents is due and the manner of completion of the contract work and its progress are reasonably satisfactory to the City, the City shall withhold no more retainage.

10.10. LOCATION AND SITE(S)

10.10.1. The site(s) of the proposed work is within City limits of the City of Norcross, Georgia.

10.10.2. The Contractor shall accept the site(s) in its present condition and carry out all work in accordance with the requirements of the specifications as indicated in the appendices or as directed by the Department of Public Works, Utilities and Parks.

10.10.3. The Contractor, before submitting a bid is required to visit the site(s) and acquaint themselves with the actual conditions and the location of any and/or all obstructions that may exist on the site(s).

10.10.4. The Contractor is responsible for the location of, above and below ground utilities and structures, which may be affected by the work.

10.11. COMPLIANCE WITH OSHA STANDARDS AND REGULATIONS

10.11.1. The work connected with this Contract shall be performed in accordance with all applicable OSHA regulations and standards including any additions or revisions thereto, until the job is completed and accepted by the City of Norcross.

10.12. MATERIALS

10.12.1. Unless otherwise specified in the Contract, the firm shall provide and assume full responsibility for all services, materials, equipment, labor, and all other facilities and incidentals necessary for the completion of this project.

10.12.2. All materials and equipment incorporated into the work shall be of good quality, except as otherwise provided in the Contract. All special warranties and guarantees required shall expressly run to the benefit of the City.

10.13. INSPECTION

10.13.1. The City of Norcross does not commit to having a full-time inspection or testing of work while in progress or at sources of materials furnished. Any lack of inspection and/or testing will in no way relieve the Contractor of his responsibility to provide quality workmanship in accordance with the specifications. Any test ordered under the supervision of the City that fails to meet standards or any retesting that is required will be at the Contractor's expense.

10.14. NON-COLLUSION

10.14.1. Bidder(s), by submitting a bid, certify that the accompanying bid is not the result of, or affected, by any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under Georgia or United States law.

9.15 CONTRACT REQUIREMENTS

9.15.1 The successful bidder is required to do the following within ten (10) days of Notice:

9.15.2 Return to the Department of Public Works, Utilities & Parks contract documents executed by the authorized representative attested by the corporate secretary treasurer.

9.15.3 Provide Insurance Certificates as specified in the RFP Checklist.

9.15.4 RESERVED.

9.15.5 Failure to execute the contract, bonds, or furnish satisfactory proof of carriage of the insurance required within ten days after the date of Notice of Award of the Contract may be just cause for the annulment of the award and for the forfeiture of the bid guaranty of City of Norcross, not as a penalty, but as liquidation of damages sustained. At the discretion of the City, the award may then be made to the next most qualified bidder, or the work may be re-advertised. The Contract and Contract Bonds shall be executed in duplicate to the City of Norcross.

9.15.6 Liquidated Damages: In the event of any delay which is not the fault or responsibility of the Contractor or any supplier to the Contractor, the Contractor is entitled to additional days for performance of this Contract. Contractor shall not

be entitled to any additional money for any delay which they encounter. The Contractor's sole remedy shall be to obtain an extension of time from the Owner within which this Contract is to be performed. Under no circumstances shall the Contractor be entitled to assert any claim of entitlement against the Owner for actual or consequential damages resulting from delays. In conformity with the "time is of the essence" provisions of this contract, the amount of liquidated damages for this contract shall be in the amount of $300 per workday for every day the contract is not completed after 90 days from the time of the Notice to Proceed.

9.16 MISCELLANEOUS PROVISIONS

9.16.1 Permits

A building permit is anticipated for this project. Acquisition of permits will be the responsibility of the contractor.

9.16.2 Work Hours

Monday through Friday 8:00am to 8:00 pm.

9.16.3 Detour/Closures

All road closures and detours shall be approved by the Norcross Public Works department.

9.16.4 Residential Refuse

The Contractor is required to contact the Public Works department at 678-421-2069, to obtain sanitation schedules in an attempt to reduce inconveniences to the citizens of Norcross**.**

9.16.5 Project Briefing

All bidders are required to schedule an appointment with the Landscape & Beautification Manager in order to inspect the work site. He can be reached via email at hunter.rawls@norcrossga.net.

9.16.6 Disposal of Refuse

The Contractor shall be solely responsible for disposing of materials and shall consider, before bidding, the compliance with the above stated ordinances and regulations. Disposal of debris must be done in a lawful manner, in accordance with all applicable federal, state and/or local laws, statutes, rules, ordinances, and/or regulations. All trash and debris shall be collected and removed from the site(s) on a daily basis. The Contractor will not be permitted to burn any of the materials on site or within the boundary limits of Norcross, Georgia.

APPENDIX A
RFP PW 26-03
SCHEDULE OF EVENTS

Event:	Date:
Release of RFP	January 7, 2026, 11:00 a.m.
*Pre-Proposal Meeting & Site Visit	January 21, 2026, 11:00 a.m.
Deadline for Written Questions	January 21, 2026, 5:00 p.m.
Proposals Due	February 6, 2026, 12:00 p.m.
Proposal Evaluation	February 2026
Contract Award (On/about)	March 2, 2026

Optional but highly recommended

Please note that firms must schedule a site visit with city staff if they will not attend the site visit provided following the optional pre-proposal meeting.

APPENDIX B
RFP PW 26-03
THRASHER PARK SITE PLAN

Please mark up the attached site plan with proposed lighting additions and include the document in your submission.

NORCROSS
a place to imagine

Thrasher Park Lighting Enhancements

93 Park Dr, Norcross, GA 30071

PEACHTREE STREET
(APPARENT 50-FOOT RIGHT-OF-WAY)

PARK DRIVE
(APPARENT 50-FOOT RIGHT-OF-WAY)

BUCHANAN STREET
(APPARENT 60-FOOT RIGHT-OF-WAY)
< ONE WAY <

BUCHANAN STREET
(APPARENT PRESCRIPTIVE RIGHT-OF-WAY)
> ONE WAY >

EXISTING BENCH TO REMAIN
GAZEBO FFE 1077.6
EX. AMPHITHEATER FFE 1061.75
FFE 1063.2
1,437SF ENGINEERED WOOD FIBER PLAYGROUND MULCH BY EQUIPMENT INSTALLER

Legend

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH
GRID

APPENDIX C
RFP PW 26-03
STATEMENT OF QUALIFICATIONS

All questions must be answered. Information given must be clear and comprehensive.

ABOUT THE FIRM

1. Name of Bidder
2. Permanent main office address, email address, & pertinent contact numbers
3. How long (years) has your firm been in business under your present name; also, state names and dates of previous firm names, if any; where organized?
4. Attach a list of your proposed project personnel with job titles, responsibilities, and resumes

EXPERIENCE

1. Attach a list of 3-5 similar projects completed in the last 5 five years.
2. Contracts on hand (schedule – showing gross amount of each contract and the approximate anticipated dates of completion).
3. Contracts recently executed with similar governmental clients and similar scopes of work (including gross amount of each contract and the approximate dates of completion)
4. Have you ever failed to complete any work awarded to you, if so, where, and why?
5. Have you ever defaulted on a Contract, if so, where, and why?
6. Have you ever failed to complete a project in the time allotment according to the Contract documents, if so, where, and why?
7. How long do you warrant a project?
8. Does your professional liability insurance coverage extend past the completion date and warrant of any project? If yes, for how long?

APPENDIX D
RFP PW 26-03
PROPOSAL QUESTIONNAIRE

All sections must be addressed.

Provide a detailed inspection report with photos (day and night), identifying the following:

- Lighting deficiencies
- Safety concerns
- Other relevant issues

Provide detailed listing of proposed lighting additions identified in the site plan markup including the following information:

- Specifications
- Photos
- Approximate light spread/reach
- Itemized costs (allowing for adjustments)
- Warranty details

Provide a project approach/methodology plan for installation including timeline.

APPENDIX E
RFP PW 26-03
COST PROPOSAL FORM

This form must be submitted in a sealed envelope.

Project Name: _____

ITEM	DESCRIPTION	COST
1.	One-time installation – Labor	$
2.	One-time installation – Proposed lighting additions	$
	TOTAL PRICE	**$**

<u>OPTIONAL</u> ADD-ON FOR MAINTENANCE SERVICES:

(If providing add-on pay item for ongoing maintenance, please attach to this form detail on frequency of services and scope of maintenance services)

ITEM	DESCRIPTION	ANNUAL COST
1.	Ongoing lighting maintenance – Year 1	$
3.	Ongoing lighting maintenance – Year 2	$
4.	Ongoing lighting maintenance – Year 3	$
	TOTAL PRICE (3-Years)	**$**

BIDDER, in compliance with the Request for Proposals associated with this project, having examined the Specifications with related documents and the site of the proposed work, and being familiar with all of the conditions surrounding the construction of the proposed project, including the availability of materials and labor, hereby proposes to furnish all labor, materials and supplies, and to construct the project in accordance with the production and contract requirements, within the time set forth therein, and at the price(s) stated above. This price is to cover all expenses including overhead and profit incurred in performing the work required under the contract documents, of which this proposal is a part.

BIDDER verifies that all information provided in response to this bid package is truthful and accurate to the best of the Bidder's knowledge and belief.

This bid is submitted to the City of Norcross by:

Firm Name: _____

Authorized Representative: _____

Signature: _____

Firm Address: _____

APPENDIX F
RFP PW 26-03
REFERENCES

Please provide accurate information and inform your references that the City of Norcross will follow up to perform reference checks. It will affect your scores if we are not able to contact your references, or they do not respond in time.

The City of Norcross will not serve as a reference, in the event that your Company worked with the City of Norcross previously.

Alternatively, Bidders are welcome to provide three (3) reference letters where they provided the same or similar services. Reference letters must be on official letterhead and signed by the point of contact of the agency where the service was performed.

References for _____

Please provide a list of contact numbers, addresses and a contact person for at least four (4) projects completed (or in progress) having a similar specification and scope of work.

City of Norcross requests a minimum of four (4) references where work of a similar size and scope has been completed (or in progress).

Company Name: _____

Description of Project: _____

Completion Date: _____

Contact Person: _____

Telephone: _____ Fax: _____

Email address: _____

Company Name: _____

Description of Project: _____

Completion Date: _____

Contact Person: _____

Telephone: _____ Fax: _____

Email address: _____

Company Name: _____

Description of Project: _____

Completion Date: _____

Contact Person: _____

Telephone: _____ Fax: _____

Email address: _____

Company Name: _____

Description of Project: _____

Completion Date: _____

Contact Person: _____

Telephone: _____ Fax: _____

Email address: _____

Company Name: _____

Description of Project: _____

Completion Date: _____

Contact Person: _____

Telephone: _____ Fax: _____

Email address: _____

Company Name: _____

Description of Project: _____

Completion Date: _____

Contact Person: _____

Telephone: _____ Fax: _____

Email address: _____

APPENDIX G
RFP PW 26-03
ACKNOWLEDGEMENT OF ADDENDA

The undersigned hereby acknowledges receipt of the following Addenda:

Addendum Number	Dated	Acknowledge Receipt (initial)

☐ No addenda were received:

Acknowledged for: _____
(Name of Firm)

_____
Signature of Authorized Representative

_____
Name (Print or Type)

_____
Title

_____
Date

Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

AGENDA REPORT

To: Mayor and Council

From: Maurice Shepherd, Court Administrator/Chief Clerk of Court

Meeting Date: March 2, 2026 – Regular Council Meeting (RCM)

Item No.: 2026-61

Title: Pay Increase for Judge and Solicitor

CC: Eric Johnson, City Manager

Recommendation
Approve pay increases for Judge and Solicitor to remain competitive in the current job market.

Background
The Judge and Solicitor have not received a pay increase in the past 2–3 years, despite a roughly 25% increase in citations issued over the last three years. Contracted staff have also been asked to work an additional three hours per month to help maintain the high level of efficiency our court provides to the public and our citizens. To better understand current market rates, four cities were surveyed about their 2025 pay rates and the number of cases processed, and many have increased hourly rates to remain competitive in today's job market.

Financial Impact
To increase the rate of pay for the Judge to $900 per day for Arraignments and Inmate Court.

To increase the rate of pay for the Solicitor to $650 for arraignments and $450 for Inmate court. Total financial increase will be $43,200 for FY25-26.

Consistent with the Comprehensive Plan? (If applicable, please select which goal applies.)

6. Furthers the City’s Tradition of Strong Leadership and High Level of Quality Services

Attachments
2025 Municipal Pay Rates
Budget Amendment Item 26-021626

Pay Rate & Case Count

Johns Creek

Pay Rate- Judge $200 per hour; Solicitor $200 per hour

Court Duration- 2-4 hours depending on case load

2025 Ticket Count- 7,460

Lawrenceville

Pay Rate- Judge $450 per day; Solicitor $250 per hour

Court Duration- 2-4 hours depending on case load

2024 Ticket Count- 9,660

Snellville

Pay Rate- Judge $850 per day; Solicitor $750 per day

Court Duration- 2-4 hours depending on case load

2025 Ticket Count- 17,536

Finance Department Budget Adjustment Entry

Purpose:	Budget Amendment to increase Pay increases for Judge and Solictor for FY2030
Item Number:	26-021626
Effective Date:	3/2/2025

Description	Account Number	Increase/Debit	Decrease/Credit
Budgeted Fund Balance	210-389500		43,200
Professional Services - Judge	210-5.3210.521220	21,600	
Professional Services - Solicitor	210-5.3210.521220	21,600	
	Totals	**43,200**	**43,200**

Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

AGENDA REPORT

To: Mayor and Council

From: Jon Robinson, Finance Director

Meeting Date: February 16, 2026 – Policy Work Session (PWS)

Item No.: 2026-34

Title: Appropriate $5 Million for the Construction of the Public Safety Administration Building

CC: Eric Johnson, City Manager

Recommendation Approval to appropriate $5,000,000.00 in available funds in the General Fund to be used as a funding source for the construction of the Public Safety Administration building.

Background In May 2025, Mayor and Council approved the transfer of the $5,000,000 from the MEAG Municipal Competitive Trust Fund. The intent of the transfer was to position these funds to be leveraged for the Public Safety project.

Financial Impact Appropriating these funds will allow the City to apply cash toward the construction costs, reducing the amount to be financed, and lower overall borrowing/financing costs associated with this project.

Consistent with the Comprehensive Plan? (If applicable, please select which goal applies.)

Attachments

May 5, 2025 Agenda item

Budget Amendment Item 26-021626-2

Mayor: Craig Newton • Mayor Pro Tem: Marshall Cheek • Councilmember: Andrew Hixson • Councilmember: Josh Bare
Councilmember: Matt Myers • Councilmember: Bruce Gaynor • City Manager: Eric Johnson • City Clerk: Monique Philip

City of Norcross

Legislation Details (With Details)

File #:	25-7292	**Version:**	
Type #:	Agenda Item	**Status:**	Agenda Ready
On Agenda:	5/5/2025 6:30 PM	**In Control:**	Mayor and Council
Title:	MEAG Municipal Competitive Trust Transfer to Assist Funding the Public Safety Building		

Sponsors:

Code Sections:

Attachments:

1. Agenda Report - MEAG Municipal Competitive Trust Transfer to Assist Funding the Public Safety Building
2. MCT February Statement
3. MEAG Transfer Approval Letter
4. Georgia Fund 1 Performance

Title
MEAG Municipal Competitive Trust Transfer to Assist Funding the Public Safety Building

Drafter
Eric Johnson

Motion
A motion to authorize the transfer of $5,000,000 from MEAG's Short-Term Portfolio Flexible Operating account to the City of Norcross General Fund, and apply MEAG's Intermediate Extended Maturity Portfolio Generation Trust account, comprised of approximately $5,000,000, towards the purchase of electricity from MEAG over a 17-month period.

Mayor: Craig Newton • Mayor Pro Tem: Marshall Cheek • Councilmember: Andrew Hixson • Councilmember: Josh Bare
Councilmember: Matt Myers • Councilmember: Bruce Gaynor • City Manager: Eric Johnson • City Clerk: Monique Philip

AGENDA REPORT

To: Mayor and Council

From: Eric Johnson, City Manager

Meeting Date: May 5, 2025 – Regular Council Meeting (RCM)

Item No.: 25-7292

Title: MEAG Municipal Competitive Trust Transfer to Assist Funding the Public Safety Building and Reduce the Investment Risk Profile for the City of Norcross

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Recommendation

1) To transfer $5,000,000 from MEAG's Short-Term Portfolio Flexible Operating account to the City of Norcross General Fund.
2) To apply MEAG's Intermediate Extended Maturity Portfolio Generation Trust account, comprised of approximately $5,000,000, towards the purchase of electricity from MEAG over a 17-month period. MEAG will internally transfer $300,000 a month for 16 months crediting our purchased electricity bill and the remaining account balance will be credited on the 17th month. These funds will be used to reduce 17 monthly invoices from MEAG to the City of Norcross for energy purchased. This will result in a budget surplus in the Electric Fund of $300,000 per month, replenishing the $5,000,000 at the end of the 17-month bill crediting period.

Background

The City of Norcross has an investment fund with MEAG called the Municipal Competitive Trust (MCT). This fund was originally set up to offset market disruptions, such as deregulation of electricity sales. It was also established to invest in new generation, like Plant Vogtle's nuclear reactor.

MEAG is only approved to invest these funds in government backed treasury bonds. The City has not previously made any withdrawals from the MCT fund allowing the investments to mature over the years. As of February 28, 2025, the total fund balance was $15,576,863.10

Financial Impact

Leveraging $5,000,000 from the MCT fund will reduce the loan amount required for the Public Safety building while also reducing the City's financing costs. Transferring an additional $5,000,000 to ultimately be invested in the State's Georgia Fund 1 will reduce the City's investment risk profile.

Attachment: Agenda Report - MEAG Municipal Competitive Trust Transfer to Assist Funding the Public Safety Building (25-7292 : MEAG

Consistent with Comprehensive Plan? (If applicable, please select which goal applies)

1. Continues to define Norcross' sense of place
2. Continues to Strengthen Norcross as a Livable, Inclusive, and Safe Environment
3. Increases Opportunities for Travel via Different Modes within and Outside the Community
4. Maintains a Vibrant Economy and Continue to Facilitate Job Growth
5. Ensures that Norcross Residents have a Variety of Attainable, Quality Housing Options
6. Furthers the City's Tradition of Strong Leadership and High Level of Quality Services

Attachments

1) MCT February Statement
2) MEAG Transfer Approval Letter
3) Georgia Fund 1 Performance

Attachment: Agenda Report - MEAG Municipal Competitive Trust Transfer to Assist Funding the Public Safety Building (25-7292 : MEAG

Municipal Competitive Trust

MONTHLY ACTIVITY STATEMENT

FROM: 02/01/2025 TO: 02/28/2025

CITY OF NORCROSS
65 LAWRENCEVILLE STREET
NORCROSS GA 30071

Intermediate Extended Maturity Portfolio

Account	Transaction	Shares	Price	Amount
85-000055-06	**FLEXIBLE OPERATING ACCOUNT**			
	Balance Forward - January 31, 2025	3,018.15	95.64	$288,655.39
02/28/2025	DIVIDENDS AT 0.191	5.969	96.58	$576.47
02/28/2025	Unrealized Gain/(Loss)	0.000	0.00	$2,837.07
	Ending Balance - February 28, 2025	3,024.11	96.58	$292,068.93
85-000056-06	**GENERATION TRUST ACCOUNT**			
	Balance Forward - January 31, 2025	52,464.28	95.64	$5,017,684.12
02/28/2025	DIVIDENDS AT 0.191	103.755	96.58	$10,020.68
02/28/2025	Unrealized Gain/(Loss)	0.000	0.00	$49,316.41
	Ending Balance - February 28, 2025	52,568.04	96.58	$5,077,021.21

Intermediate Portfolio

Account	Transaction	Shares	Price	Amount
86-000080-06	**FLEXIBLE OPERATING ACCOUNT**			
	Balance Forward - January 31, 2025	49,226.70	95.93	$4,722,317.62
02/28/2025	DIVIDENDS AT 0.2075	105.894	96.46	$10,214.54
02/28/2025	Unrealized Gain/(Loss)	0.000	0.00	$26,090.15
	Ending Balance - February 28, 2025	49,332.60	96.46	$4,758,622.31
86-000109-06	**GENERATION TRUST ACCOUNT**			
	Balance Forward - January 31, 2025	2,873.45	95.93	$275,650.44
02/28/2025	DIVIDENDS AT 0.2075	6.181	96.46	$596.24
02/28/2025	Unrealized Gain/(Loss)	0.000	0.00	$1,522.91
	Ending Balance - February 28, 2025	2,879.64	96.46	$277,769.59

Short-Term Portfolio

Account	Transaction	Shares	Price	Amount
87-000088-06	**FLEXIBLE OPERATING ACCOUNT**			
	Balance Forward - January 31, 2025	51,434.78	100.17	$5,152,221.61
02/28/2025	DIVIDENDS AT 0.3725	191.269	100.17	$19,159.45
02/28/2025	Unrealized Gain/(Loss)	0.000	0.00	$-0.03
	Ending Balance - February 28, 2025	51,626.05	100.17	$5,171,381.03

MUNICIPAL COMPETITIVE TRUST
CITY OF NORCROSS
65 LAWRENCEVILLE STREET
NORCROSS GA 30071

For Inquiries About Your Account Contact:
Phone: 1-800-773-3863
Fax: 1-252-972-1908

Municipal Competitive Trust
P.O. Box 4365
Rocky Mount, N.C. 27803-0365

Attachment: MCT February Statement (25-7292 : MEAG Municipal Competitive Trust Transfer to Assist Funding the Public Safety Building)

March, 2025

Artricia Monfort
Manager, Treasury Operations
Municipal Electric Authority of Georgia
1470 Riveredge Parkway NW
Atlanta, GA 30328

Dear Ms. Monfort:

This letter serves as authorization to withdraw from the City of Norcross Municipal Competitive Trust as indicated below:

Intermediate Extended Maturity Portfolio Generation Trust Account
Account Number: X_____
Amount: $5,000,000 or total account balance over the 17-month period by transferring $300,000 a month for 16 months and the remaining account balance for the 17th month. These funds will be used to reduce 17 monthly invoices from MEAG to the City of Norcross for energy purchased. The first payment will commence April 2025, and the 17th and final payment will end this transaction August 2026.

Short-Term Portfolio Flexible Operating Account
Account Number: X_____
Amount: $5,000,000 to be transferred to the City of Norcross account listed within 5 business days of receipt of this letter.

City Name: Norcross
Bank Name: Truist
Bank Routing Code: X_____
Account Name: X_____
Account Number: X_____

If you have any questions, please contact Jon Robinson, City of Norcross Finance Director at 678-421-2067

Sincerely,

Craig Newton
Mayor

_____

(Signed by the City Designated Officer)

Attachment: MEAG Transfer Approval Letter (25-7292 : MEAG Municipal Competitive Trust Transfer to Assist Funding the Public Safety

Georgia Fund 1

Monthly Yield

(Calculated on an annualized basis, net of fees)

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
January	0.11	0.14	0.11	0.14	0.31	0.53	1.33	2.43	1.60	0.06	0.06	4.20	5.38	4.37
February	0.12	0.16	0.11	0.15	0.33	0.56	1.37	2.43	1.60	0.05	0.09	4.49	5.39	4.43
March	0.13	0.16	0.12	0.16	0.35	0.65	1.51	2.44	1.17	0.05	0.17	4.58	5.38	
April	0.14	0.15	0.13	0.16	0.37	0.79	1.65	2.45	0.80	0.04	0.34	4.75	5.39	
May	0.15	0.13	0.13	0.17	0.38	0.84	1.72	2.42	0.50	0.036	0.68	5.00	5.39	
June	0.15	0.12	0.13	0.17	0.40	0.94	1.86	2.41	0.25	0.035	1.08	5.12	5.40	
July	0.15	0.11	0.14	0.18	0.39	1.03	1.95	2.39	0.20	0.042	1.56	5.21	5.38	
August	0.15	0.11	0.14	0.18	0.39	1.04	1.97	2.20	0.15	0.045	2.13	5.36	5.36	
September	0.17	0.11	0.14	0.18	0.42	1.08	2.03	2.08	0.11	0.044	2.37	5.37	5.17	
October	0.18	0.13	0.15	0.18	0.42	1.09	2.18	1.89	0.10	0.05	2.87	5.38	4.84	
November	0.18	0.12	0.15	0.17	0.42	1.10	2.23	1.69	0.07	0.05	3.58	5.40	4.69	
December	0.18	0.12	0.15	0.24	0.47	1.21	2.35	1.62	0.06	0.05	3.92	5.39	4.56	

Update

Attachment: Georgia Fund 1 Performance (25-7292 : MEAG Municipal Competitive Trust Transfer to Assist Funding the Public Safety Building)

Finance Department Budget Adjustment Entry

Purpose:	Appropriate $5M in funds to the Public Safety Administration building construction
Item Number:	26-021626-2
Effective Date:	3/2/2026

Description	Account Number	Increase/Debit	Decrease/Credit
Capital Funds - Buildings & Improvements	310-5.3210.541300	5,000,000	
Transfer in From General Fund	310-391113		5,000,000
Transfer to Capital Projects Fund	100-5-100.621310	5,000,000	
Claim on Cash - General Fund	100-111100		5,000,000
	Totals	**10,000,000**	**10,000,000**

Mayor: Craig Newton • **Mayor Pro Tem:** Bruce Gaynor • **Councilmember:** Andrew Hixson • **Councilmember:** Josh Bare
Councilmember: Matt Myers • **Councilmember:** Marshall Cheek • **City Manager:** Eric Johnson • **City Clerk:** Monique Philip

AGENDA REPORT

To: Mayor and Council

From: William J. Diehl

Meeting Date: March 2, 2026 – Regular Council Meeting (RCM)

Item No.: 2026-72

Title: Phase II Property Corrective Deed and Parking Easement between City and DDA

CC: Eric Johnson, City Manager

Recommendation
Authorize the City to execute the Parking Easement and Corrective Deed between the City and the Downtown Development Authority as presented

Background
This is an agenda item to correct an ambiguous legal description in a historical deed and to document parking arrangements between City and DDA owned properties.

During the redevelopment of Lillian Webb Park, the City conveyed assemblages of City owned property to the north of Lillian Webb Park (often referred to as the Phase II Properties) to the DDA subject to various intergovernmental agreements and other instruments. That assemblage included the parking facilities connected to the City's Community Center and the Rectory, although those properties remained owned by the City. There is no current parking agreement memorialized and recorded in the land/title records. Moreover, the legal description in deeds conveyed from the City to the DDA were not based on surveyed or replated legal descriptions describing this parking area, but rather made references to the locations of existing buildings.

The City and the DDA's best interests are served by issuing a corrective deed using a more definitive legal description and by memorializing a parking easement to document the City's right to use the parking facilities adjacent to the City's buildings. The attached documents accomplish both of those goals. The City will retain its use of the parking lot to the north of the Community Center in its current condition. The City also retains its right to review and approve any sale of Phase II properties between the DDA and a potential buyer.

Financial Impact

None

Consistent with Comprehensive Plan? (If applicable, please select which goal applies)

1. Continues to define Norcross' sense of place
2. Continues to Strengthen Norcross as a Livable, Inclusive, and Safe Environment

Attachments

1. Corrective Deed (Mitchell Road)
2. Prior Deed
3. Parking Easement

AFTER RECORDING, RETURN TO:
Brian T. Easley
MAHAFFEY PICKENS TUCKER, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043
File # 3852.0010

NOTE TO CLERK:
Please cross-reference to
Deed Book 56614, Page 585,
Gwinnett County, Georgia records.

Gwinnett County Parcel Nos # R6254 200, R6254 199, R6243 001, R6243 001A, R6243 176, and R6243 174

CORRECTIVE QUITCLAIM DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, Made the ___ day of January, 2026, between

CITY OF NORCROSS, GEORGIA, a municipal corporation duly chartered by the State of Georgia

as party or parties of the first part, hereinafter called Grantor, and

DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF NORCROSS, a public body corporate and politic created pursuant to O.C.G.A § 36-42-1 et. seq., as activated by the City of Norcross

as parties of the second part, hereinafter called Grantee.

WITNESSETH that: Grantor for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

> All that tract or parcel of land lying and being in Land Lots 242, 243, 254, and 255, 6th District, City of Norcross, Gwinnett County, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with any and all improvements, fixtures, and appurtenances located thereon.

TO HAVE AND TO HOLD the said tract or parcel of land, unto the said party of the second part, his heirs and assigns, so that neither the said party of the first part nor its successors, nor any other person claiming under it shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

THE PURPOSE OF THIS CORRECTIVE QUIT CLAIM DEED is to correct that certain deed which is recorded at Deed Book 56614, Page 585, in the Gwinnett County, Georgia Records which contained defective legal descriptions. Exhibit "A" below provides a corrected legal description for a portion of land that was intended to be conveyed by Grantor to Grantee.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor, has caused this Corrective Quit Claim Deed to be executed and delivered by its duly authorized officers, the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

CITY OF NORCROSS, GEORGIA, a municipal corporation duly chartered by the State of Georgia

_____
Unofficial Witness

By:_____
Name:
Title:

_____
Notary Public

Attest:_____
Name:
Title:

[NOTARY SEAL]

EXHIBIT A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 242, 243, 254, AND 255 OF THE 6TH DISTRICT OF FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ANGLE IRON AT THE COMMON CORNER OF LAND LOTS 242, 243, 254, AND 255 SAID DISTRICT AND COUNTY;

THENCE S29°49'03"E A DISTANCE OF 51.79 FEET TO A FOUND 1" OPEN-TOP PIPE;

THENCE N43°15'27"E A DISTANCE OF 61.70 FEET TO A PLACED 1/2" REBAR ON THE SOUTHERLY R/W OF MITCHELL STREET (VARIABLE R/W) THE POINT OF BEGINNING:

THENCE FOLLOWING SAID SOUTHERLY R/W OF MITCHELL STREET ALONG A NON-TANGENTIAL CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 56.23 FEET, WITH A RADIUS OF 1,675.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF S35°09'45"E, WITH A CHORD LENGTH OF 56.23 FEET, TO A CALCULATED POINT;

THENCE ALONG A COMPOUND CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 71.47 FEET, WITH A RADIUS OF 3,849.63 FEET, BEING SUBTENDED BY A CHORD BEARING OF S36°39'22"E, WITH A CHORD LENGTH OF 71.47 FEET, TO A CALCULATED POINT;

THENCE S37°31'43"E A DISTANCE OF 45.78 FEET TO A FOUND 1/2" REBAR AND CAP BEARING THE TEXT "LSF 1160 LECRAW";

THENCE S52°07'54"W A DISTANCE OF 5.00 FEET TO A CALCULATED POINT;

THENCE S37°48'12"E A DISTANCE OF 55.76 FEET TO A FOUND 1/2" REBAR;

THENCE DEPARTING SAID SOUTHERLY R/W OF MITCHELL STREET S44°32'07"W A DISTANCE OF 173.69 FEET TO A CALCULATED POINT;

THENCE S44°32'25"W A DISTANCE OF 15.22 FEET TO A CALCULATED POINT ON THE CENTERLINE OF A CONCRETE RETAINING WALL;

THENCE ALONG SAID CENTERLINE OF CONCRETE RETAINING WALL S35°37'04"E A DISTANCE OF 13.75 FEET TO A CALCULATED POINT;

THENCE S44°44'27"W A DISTANCE OF 55.19 FEET TO A CALCULATED POINT;

THENCE N60°50'57"W A DISTANCE OF 13.85 FEET TO A CALCULATED POINT;

THENCE DEPARTING THE CENTERLINE OF SAID CONCRETE RETAINING WALL S44°32'25"W A DISTANCE OF 70.77 FEET TO A CALCULATED POINT ON THE NORTHERLY R/W OF BRITT ROAD (VARIABLE 40' R/W);

THENCE FOLLOWING SAID NORTHERLY R/W OF BRITT ROAD N46°44'47"W A DISTANCE OF 83.73 FEET TO A FOUND 1" OPEN-TOP PIPE;

THENCE N47°58'35"W A DISTANCE OF 57.80 FEET TO A CALCULATED POINT;

THENCE N47°58'35"W A DISTANCE OF 40.93 FEET TO A CALCULATED POINT;

THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 25.03 FEET, WITH A RADIUS OF 200.00 FEET, BEING SUBTENDED BY A CHORD BEARING OF N51°33'38"W, WITH A CHORD LENGTH OF 25.01 FEET, TO A CALCULATED POINT;

THENCE N55°08'42"W A DISTANCE OF 14.03 FEET TO A FOUND 1/2" REBAR;

THENCE DEPARTING SAID NORTHERLY R/W OF BRITT ROAD N44°10'22"E A DISTANCE OF 106.27 FEET TO A CALCULATED POINT;

THENCE N56°07'08"W A DISTANCE OF 142.39 FEET TO A CALCULATED POINT IN AN ASPHALT PARKING LOT;

THENCE N49°11'18"E ALONG A LINE LOCATED PARALLEL TO AND 5.00 FEET EASTERLY OF AN EXISTING 1-STORY FRAME BUILDING WITH ATTIC A DISTANCE OF 73.66 FEET TO A CALCULATED POINT IN AN ASPHALT PARKING LOT;

THENCE N40°48'42"W ALONG A LINE LOCATED PARALLEL TO AND 5.00 FEET NORTHERLY OF AN EXISTING 1-STORY FRAME BUILDING WITH ATTIC A DISTANCE OF 133.89 FEET TO A CALCULATED POINT ON THE EASTERLY R/W OF LAWRENCEVILLE ROAD (VARIABLE R/W);

THENCE ALONG SAID EASTERLY R/W OF LAWRENCEVILLE ROAD N58°51'45"E A DISTANCE OF 122.51 FEET TO A CALCULATED POINT;

THENCE N58°51'45"E A DISTANCE OF 115.72 FEET TO A CALCULATED POINT AT THE MITERED INTERSECTION OF THE EASTERLY R/W OF LAWRENCEVILLE STREET WITH THE SOUTHERLY R/W OF MITCHELL ROAD;

THENCE ALONG SAID MITERED R/W S76°30'55"E A DISTANCE OF 28.25 FEET TO A FOUND 1/2" REBAR;

THENCE ALONG THE SOUTHERLY R/W OF SAID MITCHELL ROAD S31°27'38"E A DISTANCE OF 58.14 FEET TO A CALCULATED POINT;

THENCE N58°32'25"E A DISTANCE OF 5.00 FEET TO A CALCULATED POINT;

THENCE S31°27'38"E A DISTANCE OF 45.66 FEET TO A CALCULATED POINT;

THENCE S32°49'50"E A DISTANCE OF 80.10 FEET TO A PLACED 1/2" REBAR ON THE SOUTHERLY R/W OF MITCHELL ROAD, WHICH IS THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 141,733 SQUARE FEET, OR 3.254 ACRES, MORE OR LESS, as reflected on that certain Lot Combination Plat prepared by Kenyon L. Miller, P.L.S, dated November 20, 2025, of record in Plat Book __, Page ___, Gwinnett County, Georgia records.

DEED B: 56614 P: 00585
05/24/2019 01:34 PM Pgs: 8 Fees: $24.00
TTax: $0.00
Richard T. Alexander, Jr., Clerk of Superior Court
Gwinnett County, GA
PT-61 #: 672019012613

AFTER RECORDING, RETURN TO:
Thompson, O'Brien, Kemp & Nasuti, P.C.
Attn: Real Estate Department
40 Technology Parkway South, Suite 300
Norcross, Georgia 30092

No title search performed at the
request of Grantor and Grantee

QUIT CLAIM DEED

THIS INDENTURE, made this 23rd day of May, 2019, by and between **CITY OF NORCROSS, GEORGIA**, a municipal corporation duly chartered by the State of Georgia ("GRANTOR") and **DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF NORCROSS,** a public body corporate and politic created pursuant to O.C.G.A. § 36-42-1 *et. seq.*, as activated by the City of Norcross, Georgia, a Georgia Municipal Corporation ("GRANTEE");

W I T N E S S E T H:

That GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by GRANTOR, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and forever QUITCLAIM unto GRANTEE, all that tract or parcel of land lying and being located in Land Lots 242, 243, 254 and 255 of the 6th District, City of Norcross, Gwinnett County, Georgia, being more particularly described in **Exhibit "A"** and visually depicted in **Exhibit "B"**, each of said Exhibits being attached hereto and by this reference made a part hereof, and all rights or interests therein, including any easement or private way rights, TOGETHER WITH all buildings and other improvements situated thereon or attached thereto and all tenements, hereditaments, improvements, appurtenances, rights, easements, licenses, benefits and rights-of-way, to the same being, belonging, or in anywise appertaining (the "Property").

TO HAVE AND TO HOLD the Property unto GRANTEE, so that neither GRANTOR nor any person or persons claiming by, through or under GRANTOR shall at any time, by any means or ways, have, claim or demand any right or title to the Property.

IN WITNESS WHEREOF, GRANTOR has caused this Quit Claim Deed to be executed and delivered by its duly authorized officers as of the date first written above.

GRANTOR:

CITY OF NORCROSS, GEORGIA, a municipal corporation duly chartered by the State of Georgia

By: _____
Name: Craig Newton
Title: Mayor

Attest: _____
Name: Monique D. Lang
Title: City Clerk

CITY SEAL

Signed, sealed and delivered in the presence of:

_____
Unofficial Witness

_____
Notary Public

My commission expires:

(NOTARY SEAL)

ARIKA M BIRDSONG MILLER
MY COMMISSION EXPIRES
JAN. 8 2022
DOUGLAS CO., GEORGIA
NOTARY PUBLIC

EXHIBIT "A"

LEGAL DESCRIPTION

Parcels 10 through 15 with the tax identification numbers and estimated acreage identified below, according to the present system of numbering property in the City of Norcross, Gwinnett County, Georgia. On information and belief said Parcels 10 through 15 are as illustrated and more particularly described on the following pages:

Tax ID numbers and approximate acreage of each lot:

10. Tax Id# 6254 200 (crafted parcel), 0.92 acres
11. Tax Id# 6254 199, 0.56 acres
12. Tax Id# 6243 001, 0.61 acres
13. Tax Id# 6243 001A, 0.43 acres
14. Tax Id# 6243 176, 0.33 acres
15. Tax Id# 6243 174, 0.38 acres

Parcels 10 and 11:

As to Parcel 10: Only that portion of Parcel 10 as is consistent with the image of Tax Parcel R6254 200 as shown on Exhibit "B" attached hereto and incorporated herein by this reference, which portion of said tax parcel comprises approximately .92 acres of land, more or less, but which **does not and shall not** include (a) any part of the building currently existing thereon (herein the "Current Building"), or (b) the required minimum set-backs so that the Current Building will be compliant with zoning regulations as are currently existing and applicable to the City of Norcross, Georgia, the Current Building and the remainder of the lands on which the Current Building is situated.

TRACT 1:

All that tract or parcel of land, lying and being in Land Lots 242, 254, and 255 of the 6th District of Gwinnett County, Georgia, in the City of Norcross, and being more particularly described as follows:

Beginning at a point formed by the intersection of the southwestern side of Mitchell Road and the southeastern side of Lawrenceville Street; and from said point of beginning; run thence in a southwesterly direction along the southeastern side of Lawrenceville Street, a distance of 149 feet to an iron pin; thence south 35 degrees 05 minutes 27 seconds east, a distance 171.14 feet to a point; running thence north 57 degrees 34 minutes 13 seconds east, 71.91 feet along the southern line of Land Lot 254 to a point; thence in a southwestern direction a distance of 52 feet to an iron pin; thence run in a northeastern direction a distance of 71 feet to an iron pin located on the southwestern side of Mitchell Road; thence in a northwestern direction along the southwestern side of Mitchell Road, a distance of 202 feet to the point of beginning.

Less and except that portion of the above described property conveyed by Right-of-way Deed from Charles Gaa to the City of Norcross dated November 1, 1983, as recorded in Deed Book 2664, page 559, Gwinnett County, Georgia records.

Parcels 10 and 11 continued:

TRACT 2:

All that tract or parcel of land, lying and being in Land Lots 243 and 255 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at an angle iron located at the northernmost corner of Land Lot 243 which point is also the common corner of Land Lots 242, 243, 254, and 255 of said District and County; thence running southwesterly along the line dividing Land Lots 243 and 255 of said District 72 feet to a pipe; thence running northwesterly along the southwesterly line of property now or formerly owned by J.M. Weathers, 187.5 feet to an iron bar located on the southeasterly right-of-way line of Lawrenceville Street; thence running southwesterly along the southeasterly right-of-way line of Lawrenceville Street, and following the curvature thereof, 285.8 feet to an iron pin; thence continuing southwesterly along southeasterly right-of-way line of Lawrence Street 79.3 feet to a pipe located at the northernmost corner of property now or formerly owned by Norcross Improvement Club; thence running southeasterly along the northeasterly property line, of said Norcross Improvement Club Property, 90 feet to an "X" marked on sidewalk located on the northwesterly right-of-way line of College Street, formerly known as Church Street; thence running northeasterly along the northwesterly right-of-way line of College Street 65.55 feet to a pipe; thence continuing northeasterly along the northwesterly right-of-way line of College Street, 60.5 feet to a bolt; thence running southeasterly along the terminus of College Street 23.95 feet to a pipe; thence running southwesterly along the southeasterly right-of-way line of College Street 100 feet to a nail and cap; thence running southeasterly along northeasterly right-of-way line of College Street and Britt Avenue 15.05 feet to an iron pin; thence running southwesterly along the right-of-way line of College Street and Britt Avenue 5.55 feet to an iron pin; thence running southeasterly along the northeasterly right-of-way line of Britt Avenue, 84 feet to an "X" market on sidewalk; thence running northeasterly along the right-of-way line of Britt Avenue, 4.2 feet to an iron pin; thence running southeasterly along the northeasterly right-of-way line of Britt Avenue 101 feet to an iron pin; thence running northeasterly along the northwesterly line of property now or formerly owned by C.R. Carter 91.4 feet to an iron pin; thence continuing northeasterly along the northwesterly line of said Carter property 104.35 feet to a pipe; thence continuing northeasterly, 114.5 feet to a pipe located on the line dividing Land Lots 242 and 243 of said District and County; thence running northwesterly along said Land Lot line, 52 feet to an angle iron located at the point of beginning. Said property being described as per plat of survey of the property of Norcross Methodist Church by Ansel Poe & Associates, Inc., dated May 9, 1968

TRACT 3:

All that tract or parcel of land, lying and being in Land Lots 243and 254 of the 6th District, Gwinnett County, Georgia and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at an angle iron on the corner common to Land Lots 254, 255, 243 and 243 of said District, running thence south 57 degrees 34 minutes 13 seconds west 71.91 feet along the southern line of Land Lot 254 to a pipe; run thence north 35 degrees 05minutes 27 seconds west 171.14 feet to an iron pin on the southeastern right-of-way of Lawrenceville Street (have a 40 foot right-of-way); run thence south 58 degrees 51 minutes 00 seconds west 149.05 feet along said right-of-way to a point; run thence southwesterly along an arc following said right-of-way to a 3/4 inch pipe 214.92 feet; run thence south 55 degrees 32 minutes 19 seconds east 88.49 feet to an X in concrete side walk located on the northwest right-of-way line of College Street; run thence north 35 degrees 10 minutes 28 seconds east 25.52 feet to an iron pin being the Point of Beginning; run thence north 35 degrees 10 minutes 28 seconds east 40.03 feet to a pipe; run thence north 40 degrees 49 minutes 32 seconds east 60.55 feet to a bolt; run thence south 50 degrees 26 minutes 28 seconds east 23.95 feet to an iron pin; run thence south 43 degrees 19 minutes 56 seconds west 100.01 feet to a point on the right-of-way of College Street and Britt Avenue; run thence North 52 degrees 49 minutes 47 seconds west 15.05 feet to the Pint of Beginning, said property being more particularly shown as Tract No. 1 having 0.048 acres on plat by survey of Lloyd C. McNally. Jr., Surveyor, dated May 30, 1984, said plat being made a part hereof by reference.

Parcels 12 and 13:

All that tract or parcel of land lying and being in the sixth (6th) Land District of Gwinnett County, Georgia, and in the City of Norcross and described as follows: BEGINNING on Britt Street at the corner of this place and the Methodist Church property and running southeast along Britt Street, eighty-six (86) feet to an iron stake; thence northeast along a line parallel to the Methodist Church property line two hundred (200) feet to a corner; thence northwest along the line of this property and the property formerly owned by W.P. Walker eight-six (86) feet to a corner; thence southwest two hundred (200) feet to the beginning point. Said property being the B.F. Mitcham home lot and bounded as follows: On the South by Britt Street; on the East by lot formerly owned by Paul Mitcham; on the North by lands formerly owned by W. P. Walker and on the West by land of or formerly owned by W.P. Walker and the Methodist Church. Being improved property having located thereon one frame dwelling.

ALSO, all that tract or parcel of land lying and being in the Sixth Land District of Gwinnett County, Georgia, and in the City of Norcross, and described as follows: BEGINNING on Britt Street at the corner of this tract and land of J. Harold Mitcham, formerly B.F. Mitcham and running East along Britt Street sixty (60) feet to Frank Robertson's corner; thence northeast along Frank Robertson's property line two hundred (200) feet to the corner of Paul Burns property; formerly Homer Christian property; thence West along the Paul Burns line sixty (60) feet to J. Harold Mitcham's corner; thence southwest along the said J. Harold Mitcham line two (200) hundred feet to beginning point.

The combined tracts of land being the same tract or parcel of land as deeded from W.J. Norris to B.F. Mitcham, by deed dated November 1st, 1919 and recorded in the Clerk's Office of Gwinnett Superior Court in Deed Book 35, Page 93, on November 18, 1919.

This aforementioned land being the same as conveyed per Deed of Assent dated July 24, 1990, from Theressa Kirby Carter, as Executrix under the Last Will and Testament of Claude Russell Carter, deceased to Theressa Kirby Carter, recorded in Deed Book 6124, Page 341, Gwinnett County, Georgia Records.

TOGETHER WITH:

All that tract or parcel of land lying and being in the City of Norcross, Georgia, more particularly described as follows:

BEGINNING at the northeast corner of property owned by C.R. Carter, said corner being North 39 degrees 40 minutes east and 195.2 feet from and iron pin corner on the line between C.R. Carter and Frank Robertson property on the northeast side of Britt Street; thence running North 48 degrees 56 minutes West, 133.5 feet to a corner; thence running North 45 degrees 07 minutes East 185.5 feet to an iron pin in the western side of Mitchell Road; thence running southeasterly, along the west side of Mitchell Road a distance of 115 feet, more or less, to a corner; thence running South 39 degrees 40 minutes West 165 feet, more or less, to the point of beginning.

Parcel 14:

All that tract or parcel of land lying and being in Land Lots 242 and 243 of the 6th District, Gwinnett County, Georgia, and being more particularly described as follows:

To find the true point of beginning, commence at a ½ inch rebar set on the Southwesterly right of way line of Mitchell Street (60 foot right of way) which point is 400.05 feet Northwesterly as measured along the Southwesterly right of way line of Mitchell Street from the intersection of said right of way with the Northwesterly right of way line of Buford Highway (100 foot right of way) and run thence South 42 degrees 59 minutes 30 seconds West 173.98 feet to the TRUE POINT OF BEGINNING; from the true point of beginning thus established, running thence South 42 degrees 59 minutes 30 seconds West 15.22 feet to a point; running thence South 37 degrees 09 minutes 59 seconds East 13.75 feet to a point; running thence South 43 degrees 11 minutes 32 seconds West 55.19 feet to a point; running thence North 62 degrees 23 minutes 52 seconds West 13.85 feet to a point running thence South 42 degrees 59 minutes 30 seconds West 70.77 feet to an iron pin set on the Northeasterly right of way of Britt Street (40 foot right of way); running thence North 48 degrees 17 minutes 42 seconds West along the Northeasterly right of way of Britt Street 83.73 feet to a ½ inch pipe found; running thence North 40 degrees 15 minutes 54 seconds East 165 16 feet to a point; running thence South 37 degrees 09 minutes 59 seconds East 92.93 feet to the true point of beginning, being a tract of 0.366 acres designated as Tract 1 on Survey of Property in the City of Norcross by Benchmark Engineering Corporation, dated May 2, 1988, and revised January 4, 1993.

TOGETHER WITH, a perpetual, non-exclusive 10 foot wide sanitary sewer easement over and across the remaining property of Grantors designated as Tract 2 on the above-reference survey for the purpose of installing, servicing, maintaining, and using a sanitary sewer line to connect to the county sanitary sewer line in said Tract 2. Said survey by Benchmark Engineering Corporation being incorporated herein and made a part hereof by reference to more particularly locate said sanitary sewer easement.

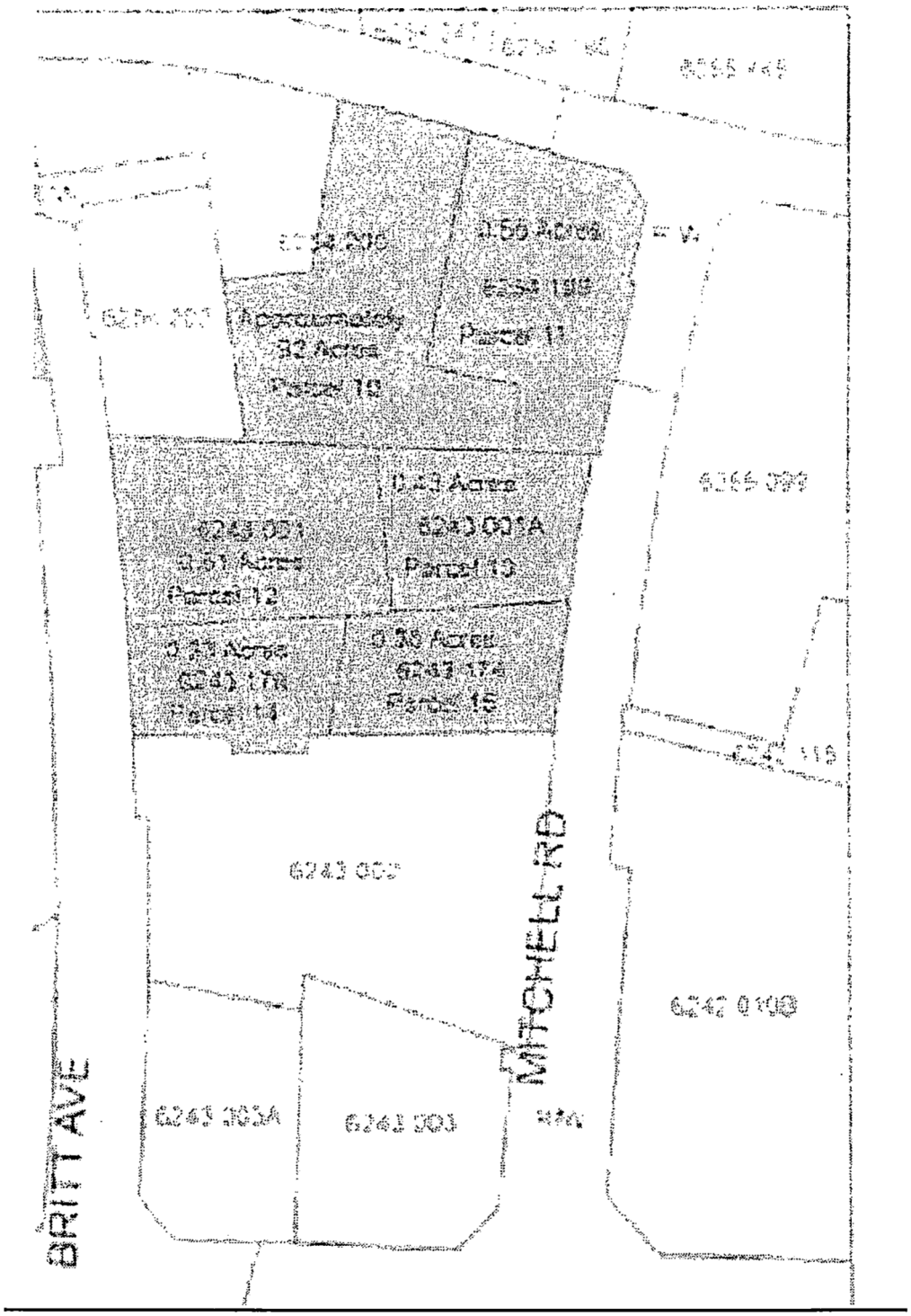
Parcel 15:

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 242 and 243 of the 6th District, Gwinnett County, Georgia containing .376 acres and being designated as

Tax Parcel No. 6-243-174 according to a Boundary Survey for The City of Norcross, prepared by Q-B Engineering, Inc., by Gilbert E. Quinones (Georgia Registered Land Surveyor No. 2810), dated December 12, 2003, and being more particularly described as follows:

BEGINNING at a point marked by an iron pin set, said point being located on the southwesterly right-of-way line of Mitchell Street (60' R/W), said point being located 400.05 feet along aforesaid right-of-way line in a generally northwesterly direction from its intersection with Buford Highway (100' R/W), leaving the aforesaid right-of-way line, run thence South 42 degrees 59 minutes 30 seconds West a distance of 173.98 feet to a point marked by an iron pin set; run thence North 37 degrees 09 minutes 58 seconds West a distance of 92.93 feet to a point marked by an iron pin found; run thence North 40 degrees 15 minutes 54 seconds East a distance of 170.60 feet to a point marked by an iron pin set, said point being located on the aforesaid right-of-way line of Mitchell Street (60' R/W); run thence along the aforesaid right-of-way line the arc of a curve a distance of 100.45 feet to a point marked by an iron pin set, said point being the point of BEGINNING, said arc having a radius of 2,704.03 feet and being subtended by a chord bearing and distance of South 39 degrees 59 minutes 01 seconds East 100.44 feet.

EXHIBIT "B"


Approximately
32 Acres
Parcel 11
Parcel 13
11.53 Acres
6243 003A
Parcel 10
6243 003
6242 010B
MITCHELL RD
BRITT AVE

PARKING EASEMENT AGREEMENT

THIS PARKING EASEMENT AGREEMENT (the "**PEA**") is made as of this _____ day of _____, 2026 by the Downtown Development Authority of Norcross (the "**DDA**") and the City of Norcross, Georgia a Georgia municipal corporation (the "**City**") (collectively, the "**Parties**").

RECITALS

WHEREAS, DDA owns and controls the real property recently consolidated by a consolidation plat, which is attached hereto as **EXHIBIT A** and incorporated by reference (hereinafter the "**Phase II Property**") and which contains approximately 3.254 acres; and

WHEREAS, the City owns adjoining parcels including but not limited to the properties known as the Community Center and the Welcome Center (now or formerly tax parcel identification numbers R6254 202; R6254 609, respectively) (collectively, the "**City Properties**"); and

WHEREAS, the Parties desire to create certain easements to provide public access and parking within certain portions of the Phase II Property for the express benefit of the City Properties and for other public benefits as provided herein; and

WHEREAS the Parties desire that a 0.373 acre portion of the Phase II Property may be held during the tenure of this agreement for certain public benefits and made subject to this PEA and that such easements will be confined to the area identified as Tract 1 in the attached **EXHIBIT B** (the "**Parking Area**").

NOW, THEREFORE, in consideration of the mutual rights and privileges granted herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

ARTICLE 1
DEFINITIONS

Section 1.1 Definitions.

For purposes of this PEA, the following definitions will apply:

(a) The phrase "Access Points" shall mean every existing point of vehicular or pedestrian access and egress shown on Exhibit B where the Parking Area adjoins the City Properties and provides vehicular or pedestrian access from the City Properties to the parking facilities on the Parking Area.

(b) The phrase "Drive Aisles" shall mean the drive aisles and other paved areas (other than sidewalks and parking spaces) which serve the Parking Area.

(c) The term "Owner" shall mean each and every person, firm, entity, political subdivision, authority, or corporation owning any portion of the Parcels. The term "Owner" shall include the successors, assigns, heirs and legal representatives of an Owner.

The term "Owner" shall not mean or refer to a holder of a mortgage, deed of trust, security agreement, lien or other encumbrance on the Parcels or any portion thereof, or the holder's successors and assigns, unless the holder has been appointed as a receiver or has acquired fee simple title pursuant to foreclosure proceedings or by deed in lieu of foreclosure.

(d) The term "Parcels" shall refer to the Phase 2 Property and the City Properties, each being a "Parcel".

(e) The term "User" shall mean an Owner, a tenant, the general public, subtenant or occupant of an Owner, or any employee, agent, business licensee, customer, contractor or invitee of an Owner or of any such tenant, subtenant or occupant.

(f) The word "in" with respect to an easement granted "in" a particular Parcel means, as the context may require, "in", "to", "on", "over", "through", "upon", "across", and "under" or any one or more of the foregoing.

(g) The phrase "Dominant Estate" shall refer to the City Properties.

(h) The phrase "Servient Estate" shall refer to Tract 1 of the Phase II Property.

(i) The term "Utilities" shall include, but not limited to, water, gas, electricity, telephone, storm and sanitary sewers, septic systems and storm water retention and drainage facilities, that provide proper service for the improvements built or to be built on the Parcels and shall also include, to the extent granted or reserved herein, the non-exclusive rights and easements to utilize any such facilities currently in existence or thereafter installed upon or serving the Parcels, including any storm water drainage and detention facilities.

(j) The grant of an easement by an Owner shall bind and burden the Parcel of such Owner, which shall, for the purpose of this PEA, be deemed to be the servient estate (provided that if only a portion of a Parcel is bound and burdened by the easement, only that portion shall be deemed to be the servient estate).

(k) The grant of an easement to an Owner shall benefit the Parcel owned by such Owner, as an appurtenance thereto, which shall, for the purpose of this PEA, be deemed to be the dominant estate (provided that if only a portion of a Parcel is so benefited, only that portion shall be deemed to be the dominant estate).

(l) Unless provided otherwise, all easements granted herein are nonexclusive in common with all Users and irrevocable, and the Owners reserve and retain the right to convey similar easements to such other parties as the Owners may deem proper so long as such easements do not burden or otherwise affect any other Owner's Parcel or interfere with the easements granted hereunder.

All easements granted hereunder shall exist by virtue of this PEA, without necessity of confirmation by any other document. However, upon the request of an Owner, the other Owner (or Owners) will sign and acknowledge a document memorializing the existence or specific as-

built location of any easement, provided the form and substance of the document is reasonably acceptable to said Owner.

ARTICLE 2
EASEMENTS

Section 2.1 Easements for Vehicular and Pedestrian Access.

(a) Grant of Easements for Vehicular and Pedestrian Access. The DDA hereby gives, grants and conveys to the City for the benefit of the Dominant Estate and for the public the non-exclusive, right, privilege, and easement in common with all other Users, of pedestrian and vehicular ingress, egress, and regress, in and over the Access Points, Drive Aisles, and parking spaces located upon the Parking Area. The easement shall inure to the City's successors, assigns and successors in title, for their and their Users' general use, convenience, and benefit,

(b) Maintenance. The City shall, at its sole expense, operate, insure, maintain, clean and repair the Parking Area and keep the same in good condition and repair (replacing all improvements located thereon as necessary) and in a safe, clean and sanitary condition, free and clear of rubbish, debris, or other hazards, and free and clear of snow and ice.

(c) Obstructions. No fence, structure, or other permanent obstruction of any kind shall be placed, kept, permitted, or maintained on any portion of the Access Points or Drive Aisles.

(d) Insurance. The City shall maintain or cause to be maintained public liability insurance insuring against claims on account of loss of life, bodily injury or property damage that may arise from, or be occasioned by the condition, use or occupancy of theCity Properties and the Phase II Property. Said insurance shall have limits for loss of life or bodily injury in the amounts of not less than $2,000,000 for each person and $2,000,000 for each occurrence and shall name the DDA as an additional insured.

(e) No Encumbrance of Tract 2. Notwithstanding anything to the contrary, no part of this PEA shall be interpreted or deemed to restrict or encumber, in any way, any portion of Tract 2 as depicted in Exhibit B.

Section 2.2 Reservation of DDA's Right to Develop Utilities.

Notwithstanding this Agreement, it is understood by the parties that the DDA does hereby reserve from the City and its respective successors, assigns and successors in title, non-exclusive rights and access to install, connect, tap in, maintain, relocate, repair and replace any Utilities to serve all or any portion of the Phase II Property or any subsequent development thereto, including without limitation, in, across, over and upon Tract 1 of the Phase II Property. To the extent necessary, the Parties agree to record a separate utility easement showing the as-built Utilities on site after engineering is complete, which shall include any non-exclusive rights and easements to utilize any such facilities currently in existence upon or serving the Parking Area, including any storm water facilities.

TERM

Section 2.3 Term.

The provisions of this PEA shall become effective on the date this PEA is recorded in the Office of the Register of Deeds for Gwinnett County, Georgia, and shall remain in effect for a period of fifty (50) years thereafter unless and until modified in accordance with the terms hereof.

It is expressly recognized by the Parties that during the term of this PEA the Parking Area may be marketed for sale by the DDA as a part of a redevelopment opportunity for the entire Phase II Property. In the event of such sale (which shall be subject to approval by the City's City Council as provided for in intergovernmental agreements between the parties), this Agreement may be terminated, amended, or otherwise modified as mutually agreed to by the Parties. It is the current intention of the parties that such an amendment or modification would provide adequate parking facilities within a reasonable distance of the City Properties and of a similar quantity as currently exists on the Parking Area.

ARTICLE 3
RESTRICTIONS

Section 3.1 Use Restrictions. The DDA and City shall not use or allow the Parking Area to be used for any use other than for parking and ancillary uses related to the City Property's primary use.

ARTICLE 4
[Reserved]

ARTICLE 5
MISCELLANEOUS

Section 5.1 Notices.

Any notice, demand, consent, refusal, approval, statement, or other communication by and between Owners which may be given, served, made, or obtained under this PEA shall be served in person, delivered by a nationally recognized overnight delivery service such as FedEx or mailed by United States registered or certified mail, postage prepaid, to any Owner, and shall be deemed to have been given when actually received (or if receipt is refused, when physically tendered for receipt). Notices shall be addressed to the Owner of any Parcel at the addresses set forth in any conveyance document of record evidencing the conveyance of said Parcel to an Owner. An Owner may, however, at any time change its address for the above purposes by giving written notice stating the change and setting forth the new address. Any Owner may also request that notice be

given to its mortgagee, by giving the other Owners notice of such mortgage and an address to which notice is to be sent.

Section 5.2 Amendment.

This PEA may be amended only by the Parties; provided, however, that any such amendment shall be in writing, signed, and acknowledged by the Partiesor their successors and assigns and recorded in the Real Estate Records of Gwinnett County, Georgia.

Section 5.3 Captions.

The captions of this PEA are intended only as a matter of convenience and for reference. They do not define, limit, or describe the scope of intent of this PEA, and they shall not affect the interpretation hereof.

Section 5.4 Waiver of Default.

The consent or approval by a party to or of any act or request by the other party requiring consent or approval shall not be deemed to waive or render unnecessary the consent or approval to or of any subsequent similar acts or requests. The rights and remedies given to a party by this PEA shall be deemed to be cumulative, and no one such right and remedy shall be exclusive of any of the others, or any other right or remedy at law or in equity which a party might otherwise have by virtue of a default under this PEA. The exercise of a right or remedy by a party shall not impair such party's right to exercise any other right or remedy.

Section 5.5 No Partnership, Joint Venture, or Principal Agent Relationship.

Nothing in this PEA nor any acts of the parties shall be deemed by the parties, or by any third person, to create the relationship of principal and agent, or of partnership, or of joint venture, or of any association between the parties, and no provisions of this PEA are intended to create or constitute any person or third party beneficiary hereof.

Section 5.6 Successors.

This PEA shall be binding upon and inure to the benefit of the successors and assigns of the Parties.

Section 5.7 Severability.

If any provision of this PEA shall to any extent be invalid or unenforceable, the remainder of this PEA (or the application of such provision to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each provision of this PEA shall be valid and enforceable to the fullest extent permitted by law.

Section 5.8 Governing Law.

This PEA shall be construed, interpreted and enforced in accordance with the laws of the State of Georgia.

Section 5.9 Written Consent Required.

Whenever a party is required to consent or approve of any matter with respect to which its consent or approval is required by this PEA, such consent or approval shall be given in writing and shall (except as otherwise provided in this PEA) not be unreasonably withheld, conditioned, or delayed.

Section 5.10 Covenants Run With the Land.

It is intended that the covenants, easements, agreements, promises, and duties of each party as set forth in this PEA shall be construed as covenants and not as conditions, and that to the fullest extent legally possible, all such covenants shall run with the land for a period of fifty (50) years thereafter or constitute equitable servitudes as between the Parcel of the covenantor, as the servient estate, and the Parcel of the covenantee, as the dominant estate.

Section 5.11 Counterparts.

This PEA may be signed in several counterparts, each of which shall be deemed an original, and all such counterparts shall constitute one and the same instrument. Any counterpart to which is attached the signature of all parties shall constitute an original of this PEA.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, each party has caused its duly authorized officers to sign and seal this PEA as of the date and year first-above written.

CITY OF NORCROSS	**DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF NORCROSS, GEORGIA**
By: _____	By: _____
Its: Mayor	Its: Chairman
Witness: _____	Witness: _____
Sworn to on this ____ Day of _____, 2026.	Sworn to on this ____ Day of _____, 2026.
_____	_____
(Affix Seal)	(Affix Seal)

EXHIBIT A
PHASE II PROPERTY

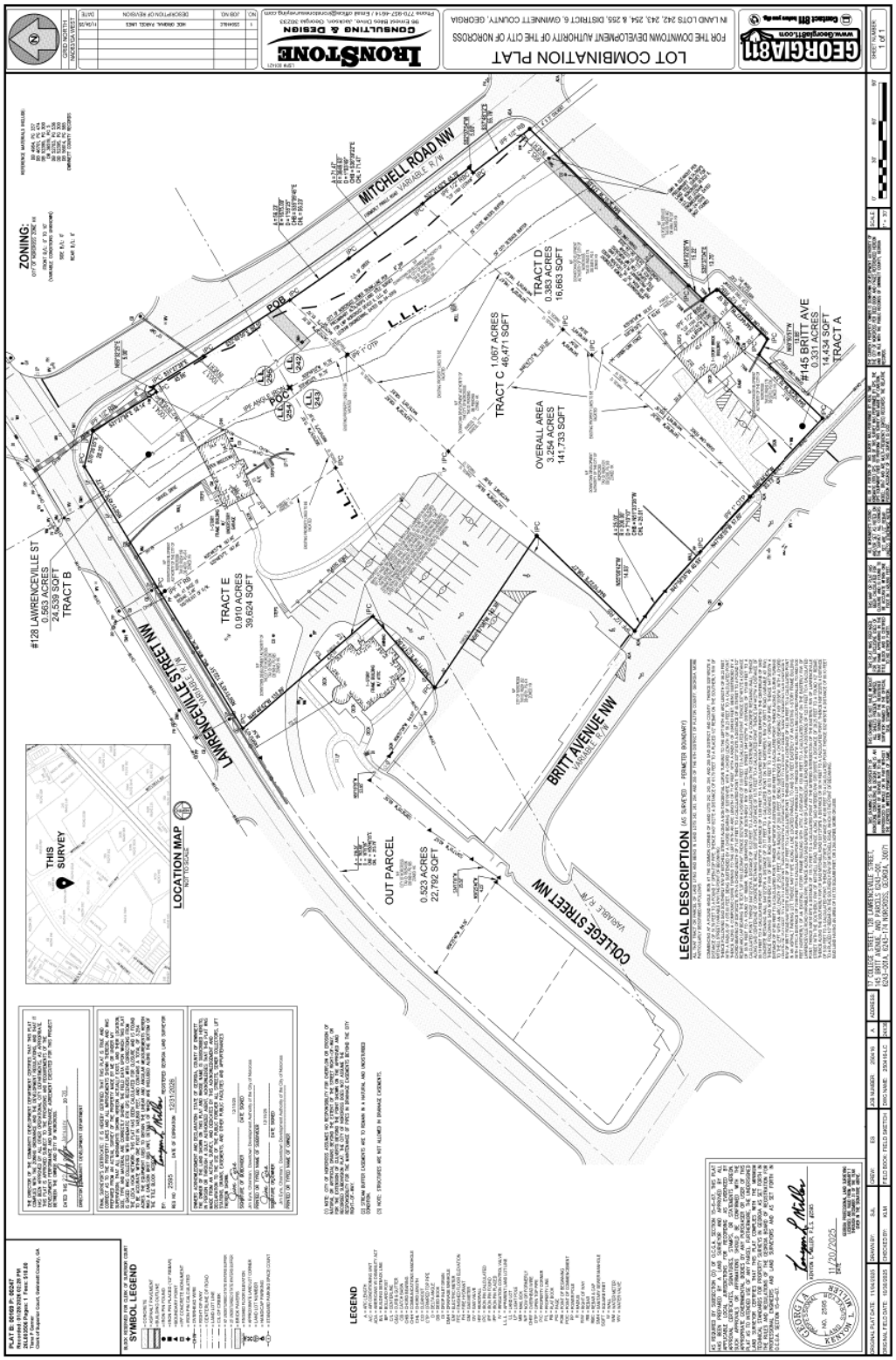
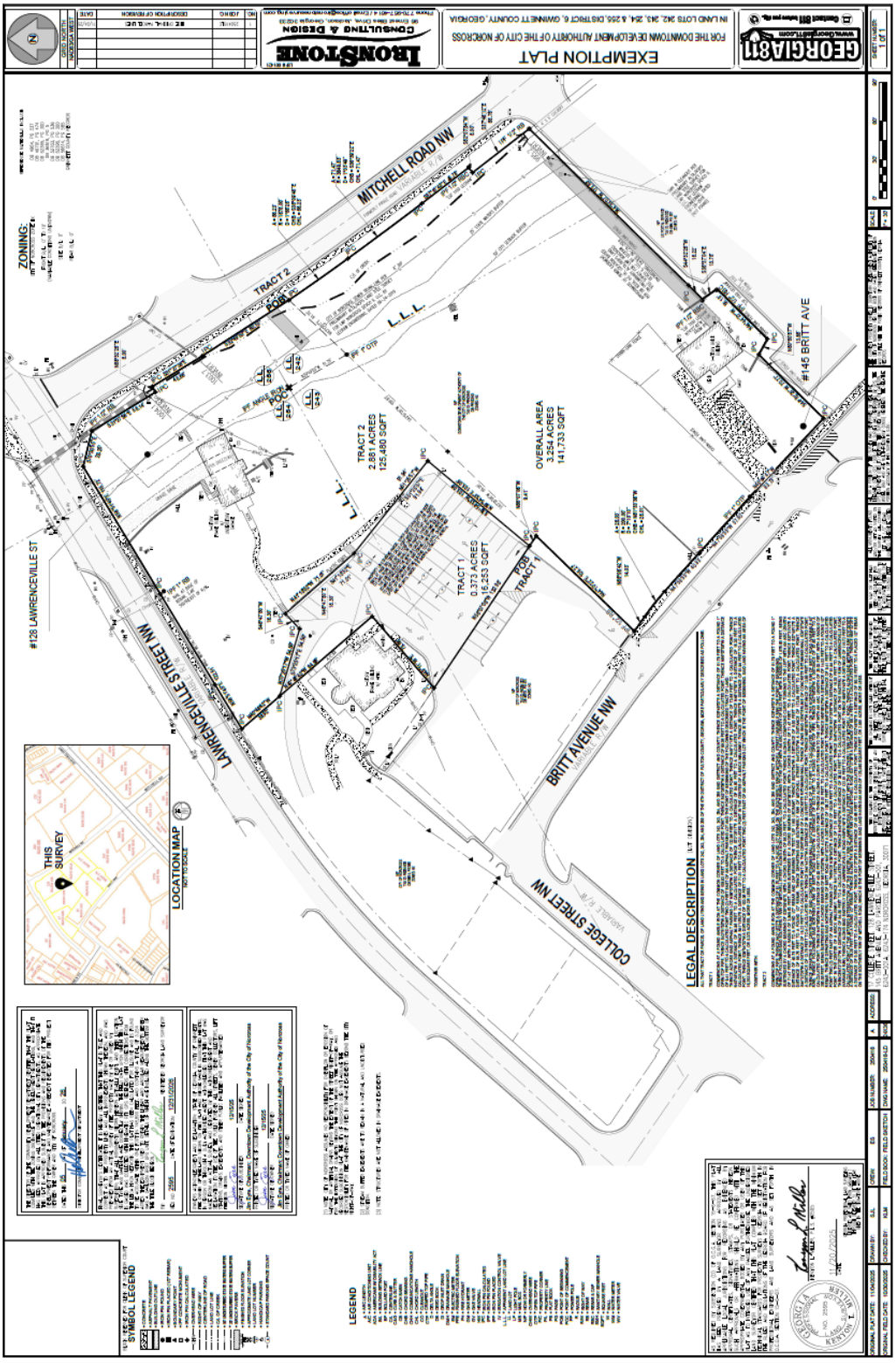


EXHIBIT B
PARKING AREA



AGENDA REPORT

To: Mayor and Council

From: Len Housley, Public Works Director

Meeting Date: March 2, 2026 – Regular Council Meeting

Item No.: 2026-80

Title: Stream and Wetland Mitigation Credits – Norcross Greenway Project (LCI No. 0016067)

CC: Eric Johnson, City Manager

Recommendation
Approval of Payment in the Amount up to $112,900 for the Purchase of Stream and Wetland Mitigation Credits from an approved mitigation bank; and authorize Mayor to sign required documents.

Background
As part of the construction for the bridges and boardwalk through the stream and wetland areas off Mitchell Road towards Pinnacle Park, streams and wetlands will be impacted.

The requirements to obtain a variance and Regional 404 Permit from the U.S. Army Corps of Engineers (USACE) for impacts associated with encroachment into Beaver Ruin Creek and adjacent wetlands for the Norcross Greenway Project, USACE has mandated the purchase of compensatory stream and wetland mitigation credits.

The required mitigation credits are as follows:

- $72,900 for Stream Credits: 20.25, Legacy Stream Credits: 243.00 (Total 263.26 stream linear feet)
- $40,000 for Wetland Credits: 0.04, Legacy Wetland Credits: 0.32 (Total 0.36 acre of Wetland)

This approval is needed prior to March 27 for the Environmental Certification by GDOT.

Financial Impact

- $112,900 From Transportation SPLOST. 80 percent to be reimbursed from FHWA (ARC).

Consistent with Comprehensive Plan? (If applicable, please select which goal applies)
Goal 2, Policy 2-5: Provide pleasant, accessible public gathering places.

Goal 6, Policy 6-2: Maximize the use of existing facilities and services.

Attachments

- Wetland Credit for Mayor's Signature (GALT-ILF SOCA)
- Stream Credit for Mayor's Signature (Little Sandy Creek 2 SOCA)
- Wetland Pricing (GALT-ILF Pricing)
- Stream Pricing (Sandy Creek Estimate)
- Greenway Plan impacts for Mitigation Credits (Plan Pages for construction)
- Budget Amendment

Update

STATEMENT OF CREDIT AVAILABILITY

APPLICATION INFORMATION

Permit Type: RGP
USACE Permit Number: SAS- 2020 - 00656
Project Name: Norcross Greenway Project
Applicant: City of Norcross
County: Gwinnett
Impacted HUC: 3070103

CREDIT NEED

Stream Credit Type: N/A
Stream Credits Needed: N/A

Wetland Credit Type: Riverine/Lacustrine Fringe (201
Wetland Credits Needed: 0.04

MITIGATION BANK NAMED

Bank/In-Lieu Fee (ILF) Program Name: GALT-ILF Program
Bank/ILF Program Number: SAS- 2011 - 00779
Primary Service Area HUC(s): Various
Secondary Service Area HUC(s): None
Stream Credit Type Utilized: N/A
Stream Credits Utilized: N/A
Wetland Credit Type Utilized: Riverine/Lacustrine Fringe (2018)
Wetland Credits Utilized: 0.04

The Bank Representative hereby authorizes the Applicant to provide this statement of credit availability for the mitigation bank listed above as a potential source of compensatory mitigation in its U.S. Army Corps of Engineers (Corps) permit application for the above referenced project. The Bank Representative shall indicate the current status of credit availability (see check boxes below) for all inquiries of credit availability for Corps permit applications within the geographic service area(s) of the respective mitigation bank. Failure of the Bank Sponsor to provide a statement of credit availability for a Corps permit application will result in the Corps' determination that the mitigation credits are **NOT AVAILBLE** for purchase from the respective mitigation bank.

☑ By signing below, I certify that the mitigation credits specified above are currently **AVAILABLE** for purchase from the named Mitigation Bank. This certification does not create an obligation to sell the specified credits.

☐ By signing below, I certify that the mitigation credits are currently **NOT AVAILABLE** for purchase from the named Mitigation Bank. This certification does not preclude the Bank Sponsor from offering the specified credits for sale if they should later become available. However, the Applicant will be under no obligation to purchase the later-offered credits if the Applicant secures acceptable credits from another source.

Bank/ILF Representative:

By: Cole Huizinga Digitally signed by Cole Huizinga Date: 2026.01.27 11:33:36 -06'00'
Name: Cole Huizinga
Date: 01/27/2026

As the Applicant, I understand that failure to purchase mitigation credits as required by the Corps may result in a suspension or revocation of the permit and/or civil or criminal enforcement actions by the Corps or the U.S. Environmental Protection Agency.

Applicant:

By: _____
Name:
Date:

Note 1: Potential mitigation credits that have not been released for sale will only be considered "available" at the discretion of the Corps.

Note 2: If the purchase of available credits identified in this statement of credit availability cannot be finalized by either party (Banker or Applicant), the Applicant will need to immediately coordinate with the Corps to ensure that an alternative compensatory mitigation plan is proposed to offset project impacts.

Note 3: If credits are being purchased from multiple mitigation banks, then a Statement of Credit Availability is required from each mitigation bank.

Application Information

Permit Type: RGP
USACE Permit Number: SAS-2020-00656
Project Name: Norcross Greenway
Applicant: City of Norcross
County: Gwinnett
Impacted HUC: 03070103

Stream Credit Type: Legacy Stream
Credits Needed: 243.00

Wetland Credit Type: Legacy
Wetland Credits Needed:

MITIGATION BANK NAMED

Bank Name: Little Sandy Creek 2
Bank Permit Number: SAS-2007-01194
Primary Service Area HUC(s): 03070103
Secondary Service Area HUC(s): 03070101
Stream Credit Type Utilized: Legacy
Stream Credits Utilized: 243.00
Wetland Credit Type Utilized:

The Bank Representative hereby authorizes the Applicant to name the mitigation bank listed above as a source of compensatory mitigation in its U.S. Army Corps of Engineers (Corps) permit application for the above referenced project. The credits listed from the mitigation bank are currently available for purchase and have been reserved by the Bank Representative for use by the Applicant. In order to finalize the credit purchase, the Bank Representative must submit an updated credit ledger showing the sale (debit) and any other required closing documentation to the Corps.

Bank Representative:

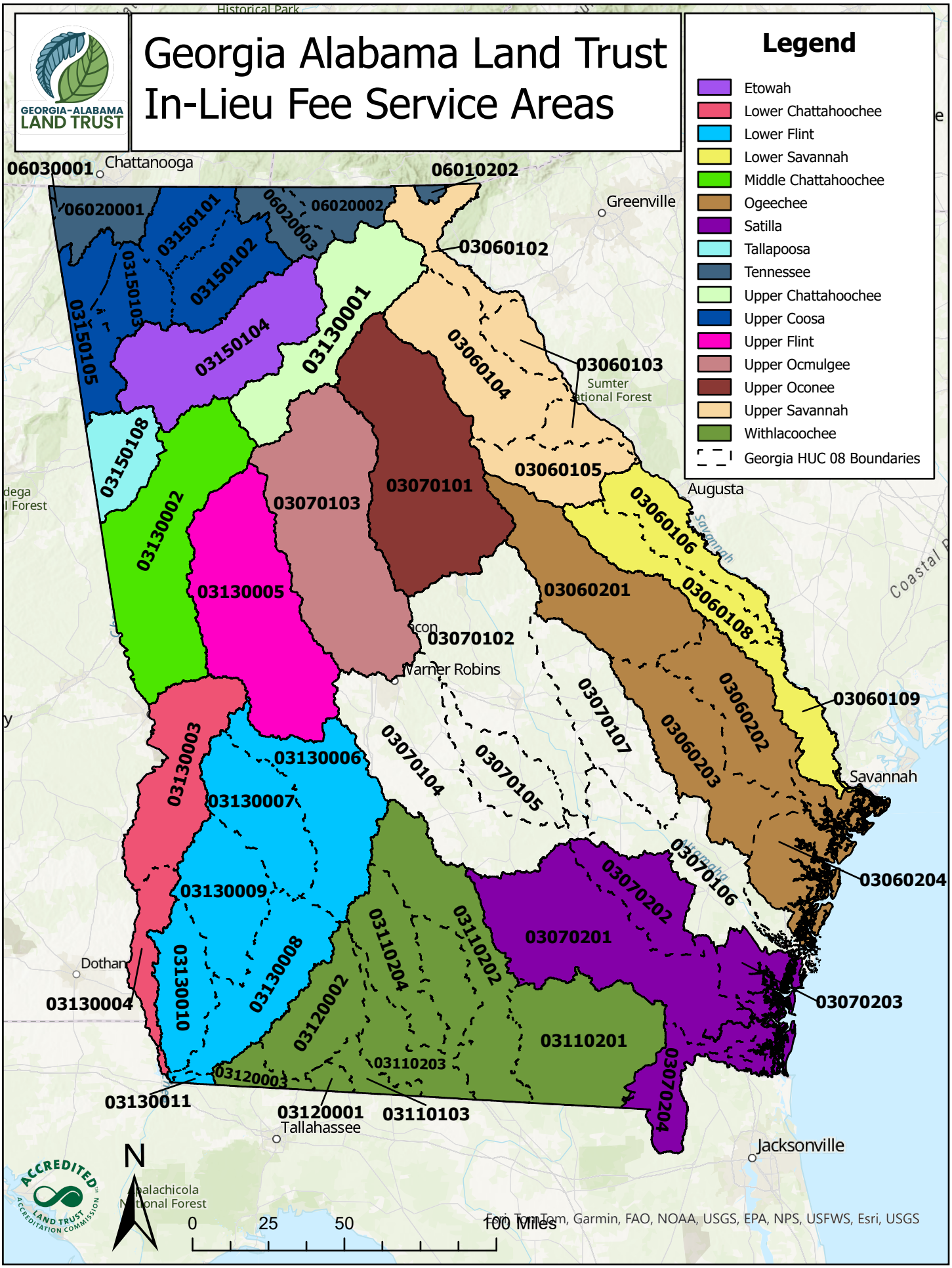
Name: Matt Peevy
Date: 2026-01-29 15:00:45

As the Applicant, I understand that failure to purchase mitigation credits as required by the Corps may result in a suspension or revocation of the permit and/or civil or criminal enforcement actions by the Corps or the U.S. Environmental Protection Agency.

Applicant:

By:_____
Name:
Date:

Note 1: Potential mitigation credits that have not been released for sale will only be available for reservation at the discretion of the Corps.
Note 2: If the above agreement cannot be finalized by either party (Banker or Applicant), both parties will need to immediately coordinate with the Corps to ensure that an alternative compensatory mitigation plan is proposed to offset project impacts.
Note 3: If credits are being purchased from multiple mitigation banks, then a Statement of Credit Availability is required from each mitigation bank.


Georgia Alabama Land Trust
In-Lieu Fee Service Areas
GEORGIA-ALABAMA LAND TRUST
Legend
Etowah
Lower Chattahoochee
Lower Flint
Lower Savannah
Middle Chattahoochee
Ogeechee
Satilla
Tallapoosa
Tennessee
Upper Chattahoochee
Upper Coosa
Upper Flint
Upper Ocmulgee
Upper Oconee
Upper Savannah
Withlacoochee
Georgia HUC 08 Boundaries
06030001
Chattanooga
06020001
06020002
06020003
06010202
Greenville
03150101
03150102
03150103
03150104
03150105
03150108
03060102
03130001
03060104
03060103
Sumter
ational Forest
03060105
Augusta
03070101
03070103
03130002
03130005
03060106
03060108
03060201
03070102
Warner Robins
03060109
03060202
03060203
03070107
03070104
03070105
03130003
03130006
03130007
Savannah
03060204
03070106
03070202
03130009
03070201
03110204
03110202
03130008
03130010
Dothan
03130004
03070203
03120002
03110201
03110203
03120003
03130011
03120001
Tallahassee
03110103
03070204
Jacksonville
N
0
25
50
100 Miles
Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS, Esri, USGS

Service Area	Wetland	Stream
Etowah	$ 150,000 (Legacy)	$3,000 (2018)
Lower Flint Stream	N/A	$ 2,400 (2018) $ 200 (Legacy)
Ogeechee	$ 800,000 (2018)	$ 2,400 (2018)
Lower Savannah	$ 800,000 (2018)	$ 2,400 (2018)
Lower Chattahoochee	$ 800,000 (2018)	$ 2,200 (2018)
Middle Chattahoochee	N/A	$ 3,000 (2018)
Satilla Stream	N/A	$2,600 (2018)
Tallapoosa	$1,000,000 (2018)	$2,800 (2018)
Tennessee	$ 1,200,000 (2018) $ 150,000 (Legacy)	$ 3,200 (2018) $ 270 (Legacy)
Upper Chattahoochee	$1,200,000 (2018) $ 150,000 (Legacy)	$3,400 (2018)
Upper Coosa	$ 1,100,000 (2018) $ 137,500 (Legacy)	N/A
Upper Flint	N/A	$3,000 (2018)
Upper Ocmulgee Wetland	$ 1,000,000 (2018) $ 125,000 (Legacy)	N/A
Upper Oconee	$ 1,000,000 (2018)	$ 3,000 (2018)
Upper Savannah	$ 950,000 (2018) $ 118,750 (Legacy)	$ 3,000 (2018)
Withlacoochee Stream	N/A	$ 2,800 (2018)

***Listed cost includes 5% temporal loss fee and 5% admin fee. Costs subject to change.**

AVAILABLE CREDITS / CONTACT INFORMATION
For additional information on credit availability or to purchase credits, please contact Cole Huizinga and/or Michael Heneghan at the following address:

Georgia-Alabama Land Trust, Inc.
226 Old Ladiga Road
Piedmont, AL 36272

Cole Huizinga, ILF Credit Sales POC
(903)249-5675
chuizinga@galandtrust.org

Mike Heneghan, ILF Director
(706)938-4004
mheneghan@galandtrust.org

ESTIMATE

Little Sandy Creek 2 Mitigation, LLC
36 East Main Street, Suite C
Buford, GA 30518

City of Norcross

CC: Kathryn Wong, NV5

Estimate Date: Jan 29, 2026 Estimate
Number: SD-12741
Total Price: $72,900.00
Credit Source(s): Little Sandy Creek 2

PRICING

Description	Quantity	Cost per Credit	Total
Stream	243	$300.00	$72,900.00
Wetland		$	$
		Grand Total	**$72,900.00**

TERMS

The pricing shown above will expire 60 days from the Estimate Date. Pricing is subject to change prior to this expiration date if alternative banks are needed to satisfy the credit need. This estimate does not guarantee credit availability as credit inventories are subject to change daily. If you are interested in reserving credits for your project, please request a reservation invoice. A SOCA alone will not reserve credits. If you do not reserve credits, please contact us for the final invoice prior to the expiration of this estimate and we will attempt to confirm that credits are still available from the selected mitigation banks. Prior to closing, we will also need a copy of the approved permit to confirm that the credit purchase is consistent with the permit conditions.

Thank you,

Katie Freas
19 W. Broad Street
Newnan, GA 30263
Mobile: (404) 431-7197
Email: katie@benzenvironmental.com

BEGIN PROJECT
STA 999+75.00
N: 1432588.0778
E: 2283911.1898

BEGIN CONSTRUCTION
STA 1000+00.00
N: 1432570.0147
E: 2283928.4735

ESA-ENVIRONMENTALLY SENSITIVE AREA, SEE ERIT TABLE IN GENERAL NOTES FOR PERMITTED CONSTRUCTION ACTIVITIES

BEGIN CURB AND GUTTER
8"X30" TP 2
STA 1006+62.09
12.29' LT
TIE TO EXISTING

BEGIN R/W ACQUISITION
P.I. NO. 0016067
STA 1006+64.30

EQUALITIES POINT
CEMETERY PATH STA 1007+03.39, 0.00' LT
CEMETERY STREET STA 100+06.19, 18.85' RT

EASEMENT FOR CONSTR OF SLOPES

STA 1001+70.84
37.51' RT

BEGIN SAFETY RAIL
STA 1001+73.00
6.00' RT

STA 1001+66.62
26.27' RT

POWER EASEMENT (UNKNOWN WIDTH)

END PAVED DITCH, 12" DEPTH
STA 1006+49.51
11.15' LT

REMOVE EXISTING STRUCTURE
REMOVE 36" HDPE
REMOVE EXISTING STRUCTURE

STA 1007+02.46
14.40' LT
STA 1006+89.67
1.64' LT
STA 1006+79.77
8.40' RT
STA 1006+68.66
15.21' RT
STA 1007+03.39
15.28 LT

PSOI 25' STREAM BUFFER

STA 100+09.48
5.22' RT

3
N/F
CEMETARY STREET, LLC

END CURB AND GUTTER
8"X30" TP2
STA 100+09.74
9.90' RT
TIE TO EXISTING

STA 100+09.82
11.90' RT

REMOVE EXISTING FENCE

STA 100+00.00
0.00' RT

POB 100+00.00

STA 100+16.45
0.00' RT

100+21.52

N82°17'54.2"E

CEMETERY STREET

CURVE #5
R=150.00'

1
N/F
CLYDE R HALL ETAL

CONSTRUCT CL

CURVE #1

S28°06'37.4"W

CURVE #2

N30°20'02.4"E

CEMETERY PATH

CURVE #3

N62°17'54.2"E

10' SHARED-USE PATH

CURVE #4

N12°55'36.6"E

CEMETARY PARK
N/F
CITY OF NORCROSS

BEGIN SAFETY RAIL
STA 1000+28.00
6.00' LT

EXISTING UTILITY POLE
STA 1000+12.47
52.09' LT
AREA=141 SY

BEGIN PAVED DITCH
12" DEPTH
STA 1003+36.21
8.67' LT

BEGIN SAFETY RAIL
STA 1004+05.00
6.00' LT

END SAFETY RAIL
STA 1005+90.00
6.00' LT

STA 1006+64.30
17.82' RT

STA 1006+58.21
21.46' RT

TYPE B

B-1 B-2 B-3

U-1 U-2 U-3

18" RCP

STONE DUMPED RIPRAP TYPE 3 THICKNESS = 18 IN

ORANGE BARRIER FENCE

PSOI 25' STREAM BUFFER

STA 1006+56.06
22.71' RT

EASEMENT FOR CONSTR OF SLOPES

EXTEND EXISTING 2X72" CMP CULVERT 11'

PSOI BEAVER RUIN

STA 1006+63.40
64.54' RT

STA 100+48.90
61.30' RT

MATCH LINE STA. 100+50

DRAWING No. 13-0002

STA 1001+93.62
30.03' RT

STA 1001+96.04
45.02' RT

STA 1001+89.65
40.89' RT

END SAFETY RAIL
STA 1001+80.00
6.00' LT

2
N/F
DENARD & MOORE CONSTRUCTION, INC.

STA 1002+93.46
43.67' RT

STA 1002+90.09
60.60' RT

EASEMENT FOR CONSTR OF SLOPES

STONE DUMPED RIPRAP TYPE 3 THICKNESS = 18 IN

BEGIN CONCRETE DITCH
6" DEPTH
STA 1002+05.36
8.67' LT

BEGIN WALL 1
GA. STD. 4949C
STA 1002+54.00
8.67' LT

END CONCRETE DITCH
6" DEPTH
STA 1003+36.21
8.67' LT

END WALL 1
GA. STD. 4949C
STA 1003+33.00
8.67' LT

STONE DUMPED RIPRAP TYPE 3 THICKNESS = 18 IN

Perennial Stream 01:
27 linear feet (0.010 acre) of permanent fill; 21 linear feet (0.007 acre) of temporary dewatering

Permanent Fill

Temporary Dewatering

NOTES:
1. THE CONTRACTOR SHALL DEWATER THE WORK AREA DURING CULVERT EXTENSION USING TEMPORARY MEASURES SUCH AS APPROVED COFFERDAMS AND PUMPS OR TEMPORARY PLUGS, ENSURING ALL INSTALLATIONS REMAIN WITHIN THE REQUIRED RIGHT-OF-WAY AND EASEMENTS AND COMPLY WITH PERMIT REQUIREMENTS.

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

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

CPL
ARCHITECTURE ENGINEERING PLANNING
3011 SUTTON GATE DRIVE, SUITE 130
SUWANEE, GEORGIA 30024
TEL (800) 274-9000
FAX (770) 831-9243
www.cplteam.com

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
NORCROSS GREENWAY-LCI

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0001
CORRECTED:		DATE:		
VERIFIED:		DATE:		

10/23/2015 GPLN

P.I. 3002+20.16

STA 3002+02.16
20.00' LT

PS05A
25' STREAM BUFFER

PS05A
BEAVER RUIN CREEK

PS06 25' STREAM BUFFER

BEAVER RUIN CREEK

3003+00

3004+00

ORANGE BARRIER FENCE

END BRIDGE NO. 1
BEGIN TIMBER BOARDWALK
STA 3003+15.00

ESA-ENVIRONMENTALLY SENSITIVE AREA, SEE ERIT TABLE IN GENERAL NOTES FOR PERMITTED CONSTRUCTION ACTIVITIES

58
N/F
KRC HILLTOPS LLC

WATCH LINE STA. 3002+00

WATCH LINE STA. 3005+00 DRAWING No. 13-0017

REQD R/W

REQD R/W

REQD R/W

REQD R/W

WL07

WL07

S 65°33'40.9" E

10' SHARED USE BRIDGE

10' SHARED USE BOARDWALK

MATTING

PS06

END TIMBER BOARDWALK
BEGIN BRIDGE NO. 1
STA 3002+20.00

STA 3002+02.16
20.00' RT

ORANGE BARRIER FENCE

ESA-ENVIRONMENTALLY SENSITIVE AREA, SEE ERIT TABLE IN GENERAL NOTES FOR PERMITTED CONSTRUCTION ACTIVITIES

Wetland 07:
0.002 acre of permanent fill
0.350 acre of temporary fill (continues on 13-0017)

58
N/F
KRC HILLTOPS LLC

Permanent Fill

Temporary Fill

N

2266+00

2267+00

2267+50

2267+49.53

P.O.E.

EXIST R/W

EXIST R/W

EXIST R/W

EXIST R/W

WATCH LINE STA. 2265+00

DRAWING No. 13-0015

P.T. 2265+24.27

CURVE #17

LT=918.70

R=1277.46'

12' TYP.

SIDEWALK

SIDEWALK

SPEED LIMIT 35 SPEED MONITORED

N: 1427786.205
E: 2286580.206
Z: 926.306

S 43°36'04.9" E

ESA: SOUTH EQUIPMENT COMPANY (SA RECYCLING)

NOTES:

1. GRUBBING OR GRADING IMPACT IS NOT ALLOWED IN WETLAND 7 AND WETLAND 9 WITH THE EXCEPTION OF STATION 3007+70.00 TO STATION 3007+80.00. ONLY HAND CLEARING OF EMERGENT VEGETATION IS PERMITTED.

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

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

CPL
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FAX (770) 831-9243
www.cpldcm.com

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
NORCROSS GREENWAY-LCI

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0016
CORRECTED:		DATE:		
VERIFIED:		DATE:		

10/23/2015 GPLN

Wetland 07:
0.002 acre of permanent fill
0.350 acre of temporary fill (continued from 13-0016)

N/F
PMC SFR BORROWER LLC

N/F
DOLPHUS CROW III ETAL

MATCH LINE STA. 3009+00 DRAWING No. 13-0018

REOD R/W

END TIMBER BOARDWALK
BEGIN BRIDGE NO. 2
BRIDGE PILE FOOTING
WITH PILOT HOLES
STA 3006+75.00

END BRIDGE NO. 2
BEGIN TIMBER
BOARDWALK
BRIDGE PILE FOOTING
WITH PILOT HOLES
STA 3007+75.00

STA 3008+19.44
22.78' LT

3008+00

PS05B 25'
STREAM BUFFER

ESA-ENVIRONMENTALLY
SENSITIVE AREA,
SEE ERIT TABLE
IN GENERAL NOTES
FOR PERMITTED
CONSTRUCTION ACTIVITIES

STA 3007+45.81
23.58' LT

STA 3007+42.90
20.00' LT

3007+00

N 70°20'43.36" E
10' SHARED USE BOARDWALK

REOD R/W

58
N/F
KRC HILLTOPS LLC

STA 3006+70.06
20.00' LT

IS08 25'
STREAM BUFFER

3006+00

P.T. 3006+10.06

MATTING

REOD R/W

BEAVER RUIN CREEK

PS05B
BEAVER RUIN
CREEK

ESA: SOUTH EQUIPMENT
COMPANY (SA RECYCLING)

STA 3005+93.10
20.00' LT

3005+93.10

P.C.

WL07

ORANGE BARRIER
FENCE

REOD R/W

10' SHARED USE BRIDGE

REOD R/W

STA 3007+10.35
20.00' RT

MATCH LINE STA. 3005+00 DRAWING No. 13-0016

S 85°33'40.9" E
10' SHARED USE BOARDWALK

CURVE #20

ESA-ENVIRONMENTALLY
SENSITIVE AREA,
SEE ERIT TABLE
IN GENERAL NOTES
FOR PERMITTED
CONSTRUCTION ACTIVITIES

STA 3006+70.06
20.00' RT

IS08

REOD R/W

58
N/F
KRC HILLTOPS LLC

WL07

STA 3005+93.10
20.00' RT

P.T. 3006+33.60

IS08 25'
STREAM BUFFER

PS05B 25' STREAM BUFFER

59
N/F
NEWELL SOUTH, LLC

ESA: SOUTH EQUIPMENT
COMPANY (SA RECYCLING)

Permanent Fill

Temporary Fill

NOTES:
1. GRUBBING OR GRADING IMPACT IS NOT ALLOWED IN WETLAND 7 AND WETLAND 9 WITH THE EXCEPTION OF STATION 3006+63.00 TO STATION 3006+81.00. ONLY HAND CLEARING OF EMERGENT VEGETATION IS PERMITTED.

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

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

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SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
NORCROSS GREENWAY-LCI

CHECKED:		DATE:		DRAWING No.
BACKCHECKED:		DATE:		13-0017
CORRECTED:		DATE:		
VERIFIED:		DATE:		

10/23/2015 GPLN

MATCH LINE STA. 3024+50 DRAWING No. 13-0020

ESA-ENVIRONMENTALLY SENSITIVE AREA, SEE ERIT TABLE IN GENERAL NOTES FOR PERMITTED CONSTRUCTION ACTIVITIES

ORANGE BARRIER FENCE

3025+00

3026+00

3027+00

N/F CITY OF NORCROSS

WL09

P.C. 3027+13.05

P.I. 3027+33.59

P.T. 3027+52.63

Wetland 09:
0.044 acre of permanent fill

N 06°18'29.9"E

10' SHARED USE BOARDWALK

CURVE #24

N 48°06'18.4"E

SHARED USE BOARDWALK

3028+00

END TIMBER BOARDWALK
STA 3028+42.62
TIE INTO EXISTING SIDEWALK

POE 3028+42.82

PINNACLE PARK TRAIL

BEGIN EXCEPTION
STA 3028+42.62
N:1429074.1414
E:2290442.7104

PINNACLE LAKE

BEAVER RUIN CREEK

PSIO 25' STREAM BUFFER

PSIO BEAVER RUIN CREEK

ESA-ENVIRONMENTALLY SENSITIVE AREA, SEE ERIT TABLE IN GENERAL NOTES FOR PERMITTED CONSTRUCTION ACTIVITIES

Permanent Fill

NOTES:

1. GRUBBING OR GRADING IMPACT IS NOT ALLOWED IN WETLAND 7 AND WETLAND 9 WITH THE EXCEPTION OF STATION 3006+63.00 TO STATION 3006+81.00. ONLY HAND CLEARING OF EMERGENT VEGETATION IS PERMITTED.

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

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

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SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
NORCROSS GREENWAY-LCI

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

DRAWING No. 13-0021

10/23/2015 GPLN

Finance Department Budget Adjustment Entry

Purpose:	Appropriate $112,900 for the Purchase of Stream and Wetland Mitigation Credits -Norcross Greenway Project.
Item Number:	2026-80
Effective Date:	3/2/2026

Description	Account Number	Increase/Debit	Decrease/Credit
Capital Funds - Buildings & Improvements	350-5.4220.541434	112,900	
Budgeted Fund Balance	350-389500		112,900
	Totals	**112,900**	**112,900**