

DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA

OFFICE OF DESIGN POLICY & SUPPORT INTERDEPARTMENTAL CORRESPONDENCE

FILE P.I. # 0001036 **OFFICE** Design Policy & Support
STP00-0001-00(036)
Glynn County
GDOT District 5 - Jesup **DATE** December 1, 2016
SR 99 from SR 27/US 25/US 341 to I-95
Widening & Improvements

FROM  Brent Story, State Design Policy Engineer

TO SEE DISTRIBUTION

SUBJECT APPROVED REVISED CONCEPT REPORT

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

Attachment

DISTRIBUTION:

Hiral Patel, Director of Engineering
Joe Carpenter, Director of P3/Program Delivery
Albert Shelby, State Program Delivery Engineer
Darryl VanMeter, State Innovative Delivery Engineer
Bobby Hilliard, Program Control Administrator
Cindy VanDyke, State Transportation Planning Administrator
Eric Duff, State Environmental Administrator
Bill DuVall, State Bridge Engineer
Andrew Heath, State Traffic Engineer
Angela Robinson, Financial Management Administrator
Lisa Myers, State Project Review Engineer
Monica Flournoy, State Materials and Testing Administrator
Patrick Allen, State Utilities Engineer
Richard Cobb, Statewide Location Bureau Chief
Brad Saxon, District Engineer
Troy Pittman, District Preconstruction Engineer
Dallory Rozier, District Utilities Engineer
Cassius Edwards, Project Manager
BOARD MEMBER - 1st Congressional District

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

Project Type: Roadway Widening P.I. Number: 0001036
 GDOT District: 5 County: Glynn
 Federal Route Number: N/A State Route Number: 32, 27, 99
 Project Number: STP00-0001-00(036)

Project PI 0001036 and project PI 0004815 will be combined. The project identification number for the combined projects will be PI 0001036. The justification for combining the projects together is to meet the logical termini requirements. Six full access driveways and one right in / right out driveway will be constructed per the Stratford Land and N/F Steamboat City Development Company agreement.

Submitted for approval:

Mik Costum AECOM 8/2/16
 Consultant Designer & Firm or GDOT Concept/Design Phase Office Head & Office Date

Albert Shelby 9/15/16
 State Program Delivery Engineer Date

JMB C.L.B. 8/2/16
 GDOT Project Manager Date

Recommendation for approval:

* Eric Duff/KLP 10-17-16
 State Environmental Administrator Date

* Christopher Raymond/KLP 10-28-16
 For State Traffic Engineer Date

* Bill DuWall/KLP 10-18-16
 State Bridge Engineer Date

* Recommendations on file

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

Cynthia L. Vaughe 10-19-16
 State Transportation Planning Administrator Date

PLANNING, APPROVED CONCEPT, AND BACKGROUND

Project Justification Statement:

The western segment, PI# 0004815, consists of the widening of approximately 3.0 miles of SR 32/ SR 99/Harrell Highway from SR 99 to SR 27/ US 341/US 25. The roadway will be widened from 2 lanes to 4 lanes with a 24-foot raised median. This section of SR 99 is an existing 2-lane facility that provides connectivity between both US 301 (via SR 32) and US 82 to the west, and US 341 to the east. SR 32, SR 99, US 341, and US 82 are all designated as Hurricane Evacuation Routes. Between SR 32 and SR 27/US 341 SR 99 is proposed to be functionally classified as an Urban Minor Arterial with a speed limit of 45 mph. The Brunswick MPO has not designated this section of SR 99 as a bike route on their Local Bicycle and Pedestrian Route Plan.

The eastern segment, PI# 0001036, consists of the widening of approximately 6.1 miles of SR 99/Grants Ferry Road from SR 27/US 341/US 25 to I-95. The roadway will be widened from 2 lanes to 4 lanes with a 24-foot raised median. This section of SR 99 is an existing 2-lane facility that provides connectivity between SR 27/US 341 and I-95, which are two designated Hurricane Evacuation Routes. Between SR 27/US 341 and I-95, SR 99 is proposed to be functionally classified as an Urban Minor Arterial with a speed limit of 45 mph. The Brunswick MPO has designated this section of SR 99 as a bike route on their Local Bicycle and Pedestrian Route Plan.

A project to widen SR 99 between SR 27/US 341 and I-95 is included within the current Long Range Transportation Plan adopted by the Brunswick MPO. It was consequently added to the Department's Work Program in 2000. Currently, the project is listed within the MPO's adopted 2012-2015 TIP to conduct the scoping phase beginning in FY 2012.

Traffic counts conducted by URS Corporation in 2013 indicated an existing volume of 6390 AADT on SR 99 between SR 32 and SR 27/US 341, which corresponds to a Level of Service (LOS) "B". Based upon historic projections, the future year (2040) volumes for the western segment of SR 99 are projected to reach 27520 AADT, resulting in a LOS of "D". LOS "D" is seen as unacceptable based upon performance measures set in the 2005-2035 Statewide Transportation Plan (SWTP). Analysis of the last three years of crash rates indicate this section of roadway is above the statewide average.

Traffic counts conducted by URS Corporation in 2012 indicated an existing volume of 5320 AADT on SR 99 between SR 27/US 341 and I-95, which corresponds to a Level of Service (LOS) "B". Based upon historic projections, the future year (2040) volumes for the eastern segment of SR 99 are projected to reach 22140 AADT, resulting in a LOS of "D". LOS "D" is seen as unacceptable based upon performance measures set in the 2005-2035 Statewide Transportation Plan (SWTP). Analysis of the last three years of crash rates indicate this section of roadway is above the statewide average.

The western terminus of P.I. #0004815 is proposed to tie into the converging intersection of SR 99 with SR 32, both of which are two-lane roadways to the west. The eastern terminus of P.I. #0001036 is proposed to tie into the interchange of SR 99 with Interstate 95. This interchange is currently being improved under P.I. #0001585. The proposed improvement limits of these projects are recommended as they provide enhanced connectivity along SR 99 between SR 32 and I-95 will address the traffic congestion that is predicted.

In addition, it is apparent that the eastern project, P.I. # 0001036, on SR 99, between US 341 and I-95, is

PROPOSED REVISIONS

Approved Features:	Proposed Features:
Two projects with two different identification numbers PI 0004815 & PI 0001036.	Combine projects PI 0004815 & PI 0001036. The combined project identification number will be PI 0001036. Add six full access driveways and one right in / right out driveway per the Stratford Land and N/F Steamboat City Development Company agreement.
Reason(s) for change: The justification for combining the projects together is to meet the logical termini requirements. Driveways will be constructed to accommodate the property owners.	

Design Variances and/or Exceptions needed: None anticipated

ENVIRONMENTAL AND PERMITS

Potential environmental impacts of proposed revision: No additional environmental impacts will be incurred due to the revision.

Have proposed revisions been reviewed by environmental staff? No Yes

Environmental responsibilities (Studies/Documents/Permits): Environmental studies, documents and permits will be completed by the consultant (AECOM). Environmental mitigation will be the responsibility of GDOT.

Air Quality:

- Is the project located in a PM 2.5 Non-attainment area? No Yes
- Is the project located in an Ozone Non-attainment area? No Yes
- Is a Carbon Monoxide hotspot analysis required? No Yes

Environmental Comments and Information: No changes will be made to the environmental impacts as a result of the proposed revision.

PROJECT COST AND ADDITIONAL INFORMATION

Item	Estimated Cost	Date of Estimate	Funded By
PE	\$7,007,805.89	8/24/2015	GDOT
Engineering and Inspection	\$1,664,541.59	1/20/2016	GDOT
Liquid AC Adjustment	\$1,974,948.90	1/14/2016	GDOT
Contingency	\$5,243,306.00	1/20/2016	GDOT
Total Construction Cost	\$33,290,831.74	1/20/2016	GDOT
Right of Way	* \$5,568,000.00	1/20/2016 7-14-2015	GDOT
Utility Reimbursable Costs	\$3,820,300.00	10/20/2016	GDOT
Railroad Reimbursable Costs	\$1,018,800.00	5/03/2016	GDOT
Environmental Mitigation	\$3,449,138.00	2/28/2014	GDOT
Total	\$63,037,672.12		

* Updated Right-of-way cost was requested on 11-1-2016.

Recommendation: It is recommended that the proposed revision to the concept be approved for implementation.

Comments:

Attachments:

1. Sketch map
2. Cost Estimate(s)
3. Other supporting documents as needed

APPROVALS

Concur: 
Director of Engineering

Approve: 
Chief Engineer

11.22.16
Date

Attachments

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA**

INTERDEPARTMENT CORRESPONDENCE

FILE P.I. No. 0001036

OFFICE Program Delivery

PROJECT DESCRIPTION

SR 99 From SR 27 / US 25 / US 341 TO I-95

DATE January 20, 2016

JMB

From: Albert V. Shelby, III, State Program Delivery Engineer



To: Lisa L. Myers, State Project Review Engineer

Subject: **REVISIONS TO PROGRAMMED COSTS**

PROJECT MANAGER Cassius O. Edwards

MGMT LET DATE 3/15/2020

MGMT ROW DATE 12/15/2017

PROGRAMMED COSTS (TPro W/OUT INFLATION)

LAST ESTIMATE UPDATE

CONSTRUCTION \$ 16,931,091.73

DATE 6/25/2014

RIGHT OF WAY \$ 5,456,000.00

DATE 10/23/2013

UTILITIES \$ 2,549,000.00

DATE 6/25/2014

REVISED COST ESTIMATES

CONSTRUCTION* \$ 42,173,628.23

RIGHT OF WAY \$ 5,568,000.00

UTILITIES \$ 3,473,000.00

*Cost Contains 15 % Contingency

REASONS FOR COST INCREASE AND CONTINGENCY JUSTIFICATION:

The significant cost estimate increase is due to the 0004815 project being combined into the 0001036 project due to logical termini issues with FHWA. Also, due to a more detailed cost estimate, asphalt cement & fuel price costs. A revised concept report is being developed to reflect this change. This was coordinated through the Planning Office prior to making the change.

CONTINGENCY SUMMARY

A. CONSTRUCTION COST ESTIMATE:	\$	33,290,831.74	Base Estimate From CES
B. ENGINEERING AND INSPECTION (E & I):	\$	1,664,541.59	Base Estimate (A) x 5 %
C. CONTINGENCY:	\$	5,243,306.00	Base Estimate (A) + E & I (B) x 15 % See % Table in "Risk Based Cost Estimation" Memo
D. TOTAL LIQUID AC ADJUSTMENT:	\$	1,974,948.90	Total From Liquid AC Spreadsheet
E. CONSTRUCTION TOTAL:	\$	42,173,628.23	(A + B + C + D = E)

REIMBURSABLE UTILITY COSTS

UTILITY OWNER	REIMBURSABLE COST
Bellsouth / AT&T	\$ 275,000.00
Georgia Power Transmission	\$ 625,000.00
Okefenokee REMC	\$ 573,000.00
Gerogia Transmission Company	\$ 2,000,000.00
TOTAL	\$ 3,473,000.00

ATTACHMENTS:

Detailed Cost Estimate Printout From TRAQS
Liquid AC Adjustment Spreadsheet

PROJ. NO. STP00-0001-00(036)
 P.I. NO. 0001036
 DATE 1/14/2016

CALL NO. 9/29/2009

INDEX (TYPE)	DATE	INDEX
REG. UNLEADED	Jan-16	\$ 1.896
DIESEL		\$ 2.270
LIQUID AC		\$ 388.00

Link to Fuel and AC Index:
<http://www.dot.ga.gov/doingbusiness/Materials/Pages/asphaltcementindex.aspx>

LIQUID AC ADJUSTMENTS

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

Asphalt

Price Adjustment (PA)				1926978.72	\$	1,926,978.72
Monthly Asphalt Cement Price month placed (APM)	Max. Cap	60%	\$	620.80		
Monthly Asphalt Cement Price month project let (APL)			\$	388.00		
Total Monthly Tonnage of asphalt cement (TMT)				8277.4		

ASPHALT	Tons	%AC	AC ton
Leveling	10300	5.0%	515
Patching	1000	5.0%	50
12.5 OGFC	0	5.0%	0
12.5 mm	32454	5.0%	1622.7
9.5 mm SP	0	5.0%	0
25 mm SP	83989	5.0%	4199.45
19 mm SP	37805	5.0%	1890.25
165548			8277.4

BITUMINOUS TACK COAT

Price Adjustment (PA)				\$	47,970.18	\$	47,970.18
Monthly Asphalt Cement Price month placed (APM)	Max. Cap	60%	\$	620.80			
Monthly Asphalt Cement Price month project let (APL)			\$	388.00			
Total Monthly Tonnage of asphalt cement (TMT)				206.0574667			

Bitum Tack

Gals	gals/ton	tons
47975	232.8234	206.057467

BITUMINOUS TACK COAT (surface treatment)

Price Adjustment (PA)					0	\$	-
Monthly Asphalt Cement Price month placed (APM)	Max. Cap	60%	\$	620.80			
Monthly Asphalt Cement Price month let (APL)			\$	388.00			
Total Monthly Tonnage of asphalt cement (TMT)				0			

Bitum Tack

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

TOTAL LIQUID AC ADJUSTMENT \$ 1,974,948.90

DETAILED COST ESTIMATE



Job: 0001036.0004815

JOB NUMBER 0001036.0004815

FED/STATE PROJECT NUMBER

SPEC YEAR: 01

DESCRIPTION: WIDEN SR 99 FM 2 TO 4 LANES W/24' MEDIAN
WIDEN SR 99 FM SR 99 TO SR27/US25/US341

ITEMS FOR JOB 0001036.0004815

Line Number	ITEM	QUANTITY	UNITS	PRICE	DESCRIPTION	AMOUNT
0005	150-1000	1.000	LS	\$650,000.00000	TRAFFIC CONTROL - 0001036-1, 0004815-1	\$650,000.00
0010	153-1300	1.000	EA	\$84,462.00507	FIELD ENGINEERS OFFICE TP 3	\$84,462.01
0015	201-1500	1.000	LS	\$300,000.00000	CLEARING & GRUBBING - 0004815-1	\$300,000.00
0020	310-1101	235045.000	TN	\$18.68914	GR AGGR BASE CRS, INCL MATL	\$4,392,788.91
0025	318-3000	2000.000	TN	\$25.06960	AGGR SURF CRS	\$50,139.20
0030	402-1802	1000.000	TN	\$101.73883	RECYL AC PATCHING, INCL BM&HL	\$101,738.83
0035	402-1812	10300.000	TN	\$73.74376	RECYL AC LEVELING, INC BM&HL	\$759,560.73
0040	402-3121	83989.000	TN	\$62.39921	RECYL AC 25MM SP, GP1/2, BM&HL	\$5,240,847.25
0045	402-3130	32454.000	TN	\$67.02939	RECYL AC 12.5MM SP, GP2, BM&HL	\$2,175,371.82
0050	402-3190	37805.000	TN	\$66.25152	RECYL AC 19 MM SP, GP 1 OR 2 ,INC BM&HL	\$2,504,638.71
0055	413-1000	47975.000	GL	\$1.87462	BITUM TACK COAT	\$89,934.89
0060	441-0754	7450.000	SY	\$40.71414	CONC MEDIAN, 7 1/2 IN	\$303,320.34
0065	441-6222	5000.000	LF	\$15.11735	CONC CURB & GUTTER/ 8"X30"TP2	\$75,586.75
0070	441-6740	77304.000	LF	\$11.01944	CONC CURB & GUTTER/ 8"X30" TP7	\$851,846.79
0075	446-1100	33000.000	LF	\$2.46353	PVMT REF FAB STRIPS, TP2, 18 INCH WIDTH	\$81,296.49
0080	456-2012	11.800	GLM	\$2,781.73143	INTENT. RUMB. STRIPS - GRND-IN-PL (CONT)	\$32,824.43
0085	550-1180	2000.000	LF	\$35.36668	STM DR PIPE 18", H 1-10	\$70,733.36
0090	550-1240	1000.000	LF	\$44.39231	STM DR PIPE 24", H 1-10	\$44,392.31
0095	550-3518	64.000	EA	\$589.12042	SAFETY END SECTION 18", STD, 6:1	\$37,703.71
0100	634-1200	135.000	EA	\$98.52231	RIGHT OF WAY MARKERS	\$13,300.51
0105	641-1200	1500.000	LF	\$17.40595	GUARDRAIL, TP W	\$26,108.93
0110	668-1100	15.000	EA	\$2,219.98472	CATCH BASIN, GP 1	\$33,299.77
SUBTOTAL FOR :						\$17,919,895.74

COST GROUP FOR JOB 0001036.0004815

LINE NUMBER	UNIT	CALCULATION RULE	QUANTITY	PRICE	COST GROUP ID	DESCRIPTION	AMOUNT
00000001	LM	NORM	1.000	\$250,000.00	SRTS	STATE ROUTE TRAFFIC STRIPE	\$250,000.00
00000002	LS	NORM	3.000	\$150,000.00	SGNL	TRAFFIC SIGNALS (LS)	\$450,000.00
00000003	LS	NORM	1.000	\$1,600,000.00	ERTHLS	EARTHWORK (LS)	\$1,600,000.00
00000004	SY	NORM	1.000	\$700,000.00	EROC	EROSION CONTROL (SY)	\$700,000.00
00000005	LS	NORM	1.000	\$500,000.00	ERTHLS	UNSUITABLE MATERIAL, GROUND STABILIZATION (LS)	\$500,000.00
00000006	SF	NORM	1.000	\$4,096,000.00	STRO	STRUCTURES, OTHER (LS) #127-0027-0	\$4,096,000.00
00000007	SF	NORM	1.000	\$384,000.00	STRO	STRUCTURES, OTHER (LS) #127-0028-0	\$384,000.00
00000008	SF	NORM	1.000	\$384,000.00	STRO	STRUCTURES, OTHER (LS) #127-0029-0	\$384,000.00
00000009	SF	NORM	1.000	\$384,000.00	STRO	STRUCTURES, OTHER (LS) #127-0031-0	\$384,000.00
00000010	SF	NORM	1.000	\$384,000.00	STRO	STRUCTURES, OTHER (LS) #127-0032-0	\$384,000.00
00000011	SF	NORM	1.000	\$898,914.00	STRO	STRUCTURES, OTHER (LS) #127-0030-0	\$898,914.00
00000012	SF	NORM	1.000	\$569,884.00	STRO	STRUCTURES, OTHER (LS) #127-0033-0	\$569,884.00
00000013	EA	NORM	1.000	\$200,000.00	DRNGEA	DRAINAGE (EA)	\$200,000.00
00000014	LS	NORM	1.000	\$277,000.00	MISC	CSX RAILROAD (LS)	\$277,000.00
00000015	LS	NORM	1.000	\$200,000.00	MISC	MISCELLANEOUS (LS)	\$200,000.00
00000016	LS	NORM	1.000	\$644,000.00	MISC	NORFOLK SOUTHERN RAILROAD (LS)	\$644,000.00
00000017	LS	NORM	1.000	\$3,449,138.00	MISC	ENVIRONMENTAL MITIGATION (LS)	\$3,449,138.00
SUBTOTAL:							\$15,370,936.00

DETAILED COST ESTIMATE



Job: 0001036.0004815

TOTALS FOR JOB 0001036,0004815

ITEMS COST:	\$17,919,895.74
COST GROUP COST:	\$15,370,936.00
ESTIMATED COST:	\$33,290,831.74
CONTINGENCY PERCENT:	0.05
ENGINEERING AND INSPECTION:	0.00
ESTIMATED COST WITH CONTINGENCY AND E&I:	\$34,955,373.33

GEORGIA DEPARTMENT OF TRANSPORTATION
PRELIMINARY ROW COST ESTIMATE SUMMARY

Date: 7/14/2015 Project: Glynn
 Revised: County: Glynn
 PI: 0001036

Description:
 Project Termini:

Existing ROW: Varies
 Required ROW: Varies
 Parcels: 60

Land and Improvements _____ \$4,380,000.00

Proximity Damage	\$0.00
Consequential Damage	\$0.00
Cost to Cures	\$35,000.00
Trade Fixtures	\$0.00
Improvements	\$450,000.00

Valuation Services _____ \$187,500.00

Legal Services _____ \$378,000.00

Relocation _____ \$120,000.00

Demolition _____ \$0.00

Administrative _____ \$502,500.00

TOTAL ESTIMATED COSTS _____ \$5,568,000.00

TOTAL ESTIMATED COSTS (ROUNDED) _____ \$5,568,000.00

Preparation Credits	Hours	Signature

Prepared By: Dashone Alexander CG#: 286999 07/14/2015 (DATE)

Approved By: Dashone Alexander CG#: 286999 07/14/2015 (DATE)

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

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

INTERDEPARTMENT CORRESPONDENCE

FILE: PI No. 0001036, Glynn County
SR 99 from SR 27/US 25/US 341 to I-95

Office: District 5, Utilities

Date: October 20, 2016

FROM: Dallery Rozier, District Utilities Manager

TO: Cassius Edwards, Project Manager

SUBJECT: **PRELIMINARY UTILITY COST ESTIMATE**

A review of utilities located on the above referenced project has been conducted based on the latest available plans. Listed below is a breakdown of the anticipated reimbursable and non-reimbursable cost.

<u>Utility Owner</u>	<u>Reimbursable</u>	<u>Non-Reimbursable</u>	<u>Estimate Based on</u>
AT&T	\$302,500.00	\$523,050.00	
Darien Telephone		\$552,200.00	
Brunswick-Glynn Joint Water & Sewer	\$0.00	\$0.00	
Comcast		\$167,420.00	
GA Power - Distribution		\$897,600.00	
GA Power - Transmission	\$687,500.00	\$0.00	
Okefenokee REMC	\$630,300.00	\$422,400.00	
Georgia Transmission Co.	\$2,200,000.00	\$0.00	
Atlanta Gas Light Co.	\$0.00	\$11,000.00	
	\$0.00	\$0.00	
Total 0.00%	\$3,820,300.00	\$2,573,670.00	
Department Responsibility 100.00%	\$3,820,300.00	\$ 0.00	
Local Sponsor Responsibility 0.00%	\$ 0.00	\$ 0.00	PFA Dated N/A with N/A

** Indicates Potential Utility Aid Request from Local Gov't

Estimate is based on the best available information at the current stage, unforeseen prior rights information may be provided by the Utility Company at a later date that could cause some non-reimbursable costs to shift to the reimbursable cost column.

If additional information is needed, please contact Leslie Dubberly at 912-530-4404.

cc: Patrick Allen, P.E., State Utilities Manager
Kerry Gore, Assistant State Utilities Administrator
Yulonda Pride-Foster, Utilities Preconstruction Manager
Davida White, Utilities Preconstruction Specialist
Vahid Munshi, Management Specialist

Conceptual Environmental Mitigation Cost Estimate
PI 0001036

Streams

5439 LF x 8.5 = 46232 credits x \$70 = \$3,236,240

Wetlands

588813 SF / 43560 x 10.5 x \$1500 = \$212,898

Total Cost \$3,449,138



August 24, 2009

**SR 99, Glynn County
PI 0001036
MP 14.50 to 15.06**

Mr. Bill Foster, Jr.
Thomas & Hutton Engineering Co.
116 West Palm Plaza Drive
Brunswick, GA 31523

Dear Mr. Foster:

This office has reviewed the attached concept for the Steamboat Tract (+MP 14.50 to 15.06). The proposal includes (2) two-full access drives and (1) one right-in/right-out drive. In addition, the developer requests that median openings be located at the full access drives under the future widening project for SR 99 (STP00-0001-00(036)).

The proposed drives meet the Department's spacing guidelines for driveway access. In addition, the proposed full-access drives meet existing guidelines for median opening spacing. Therefore, the proposed concept is approved. It is understood that no additional access drives will be approved for this frontage. This commitment will expire (1) one year from the date of this letter.

Please submit plans in accordance with GDOT Driveway and Encroachment Manual. If you have any questions or comments, please contact Robert T. McCall of this office at (912) 427-5703.

Yours very truly,

FOR: Glenn W. Durrence, P.E.
District Engineer

A handwritten signature in black ink that reads "Robert T. McCall".

BY: Robert T. McCall
District Traffic Engineer

RTM:lwo

c: Project Files
Brad Saxon, District Preconstruction Engineer
Jim Bruner, Glynn County Engineer

THOMAS & HUTTON

50 PARK OF COMMERCE WAY | POST OFFICE BOX 2727
SAVANNAH, GA 31402-2727 | 912.234.5300
WWW.THOMASANDHUTTON.COM

September 24, 2012

Mr. Robert T. McCall
District Five Traffic Engineer
Georgia Department of Transportation
Post Office Box 610
Jesup, GA 31598

Re: Stratford Land – Altama Property
GA Hwy 99 Entrance Locations
Brunswick, Georgia

Dear Rob:

On behalf of our client, Stratford Land, please find the enclosed exhibit depicting proposed entrance locations for the properties, owned by Stratford Land and N/F Steamboat City Development Co., LP, surrounding GA Hwy 99 near Exit 42. The exhibit, titled "GA Hwy 99/Exit 42 Access Management Plan for the Altama & Steamboat City Tracts", dated August 31, 2012, was prepared pursuant to the last meeting held in your offices in order to depict future entrance locations to serve these properties.

In accordance with the prior meeting, we are providing this information to obtain a letter from your office acknowledging the proposed access point locations meet the departments spacing requirements, and that encroachment permits could be issued for these locations. We understand that the letter will be valid for at least a minimum of one (1) year.

As agreed during the meeting, we request issuance of separate letters for each property owner. The entrances specific to our client's property are:

<u>Entrance</u>	<u>Type</u>	<u>Station</u>
A	Full Access	+/- 11+71
B-1	Full Access	+/- 2+75
C-1	Full Access	+/- 17+22
D-1	Full Access	+/- 31+69
D-2	Full Access	+/- 31+69
E	Right In/Right Out	+/- 37+88
F-1	Right In/Right Out	+/- 71+77
G-1	Full Access	+/- 76+71
H	Right In/Right Out	+/- 86+87

Mr. Robert T. McCall
District 5 Traffic Engineer
Georgia Department of Transportation
September 24, 2012
Page Two

We request your review and issuance of a letter Stratford Land at your earliest convenience. If you have any questions, comments, or require additional information, please contact our office. Thank you for your assistance with this matter.

Sincerely,

THOMAS & HUTTON



Lamar Mercer, P.E.

JLM/ks

Enclosures

cc: Mr. David Moore, SLF IV – GA Altama, LLC
Mr. Ed Blakely, SLF IV – GA Altama, LLC
Mr. Glenn Durrence – Thomas & Hutton
Mr. Tom Ratcliffe, Ratcliffe & Smith, P.C.



BANK of the OZARKS®

VIA EMAIL AND U.S. FIRST CLASS MAIL

June 26, 2014

Georgia Department of Transportation
Attn: Mr. Billy J. Smith – Access Management Engineer
P.O. Box 610
Jesup, GA 31598

RE: Glynn County, GA Tax Parcel #03-12108 and #03-12109

Mr. Smith:

Bank of the Ozarks, owner of the above-mentioned property, commonly referred to as Steamboat City, and comprising some 772 acres at the southeast corner of I-95 and Highway 99 in Glynn County, Georgia, would appreciate your assistance with a Letter of Intent confirming the location of negotiated access points. Please consider our prospective buyer, Acreage Plus, LLC, as a party to, and an authorized user of, the Letter of Intent.

Sincerely,

Michael S. Atkins
Bank of the Ozarks
Vice President / Special Assets
3102 North Oak Street Extension
Valdosta, GA 31602
Phone: (229) 259-7876
Mobile: (770) 856-0312
Fax: (229) 245-5630
Email: msatkins@bankozarks.com

Keith Golden, P.E., Commissioner



GEORGIA DEPARTMENT OF TRANSPORTATION

One Georgia Center, 600 West Peachtree Street, NW
Atlanta, Georgia 30308
Telephone: (404) 631-1000

July 23, 2014

Exp July 15

Bank of the Ozarks
Mr. Michael S. Atkins, Vice-President
3102 North Oak Street Ext.
Valdosta Georgia 31602

Re: S. R. 99 Glynn County – Bank of the Ozarks Entrance Locations, Letter of Intent
NHS00-0001-00(585), STP00-0000-00(422) & STP00-0001-00(036)

Attention: Mr. Atkins;

This letter is to advise that the Department has reviewed the plan submitted (attached) by Thomas & Hutton Engineering Co. detailing future access locations for the above reference parcel of land. Based on the information provided, the Department agrees to allow six (6) full access drives (B2-2+75, C2-17+22, G2-76+71, I-92+44, J-107+95, K- Petersville Rd.) and one (1) right-in/right-out drive (F2-71+77) as detailed with auxiliary lanes.

Please be advised that this letter will expire one (1) year from the date above. If you have any questions or need additional information concerning this matter, please contact Billy J. Smith of our office at (912) 530-4379. Thank you for your continued traffic concerns.

Sincerely

For: Karon L. Ivery
District Engineer

A handwritten signature in blue ink that reads "Cynthia Y. Phillips".

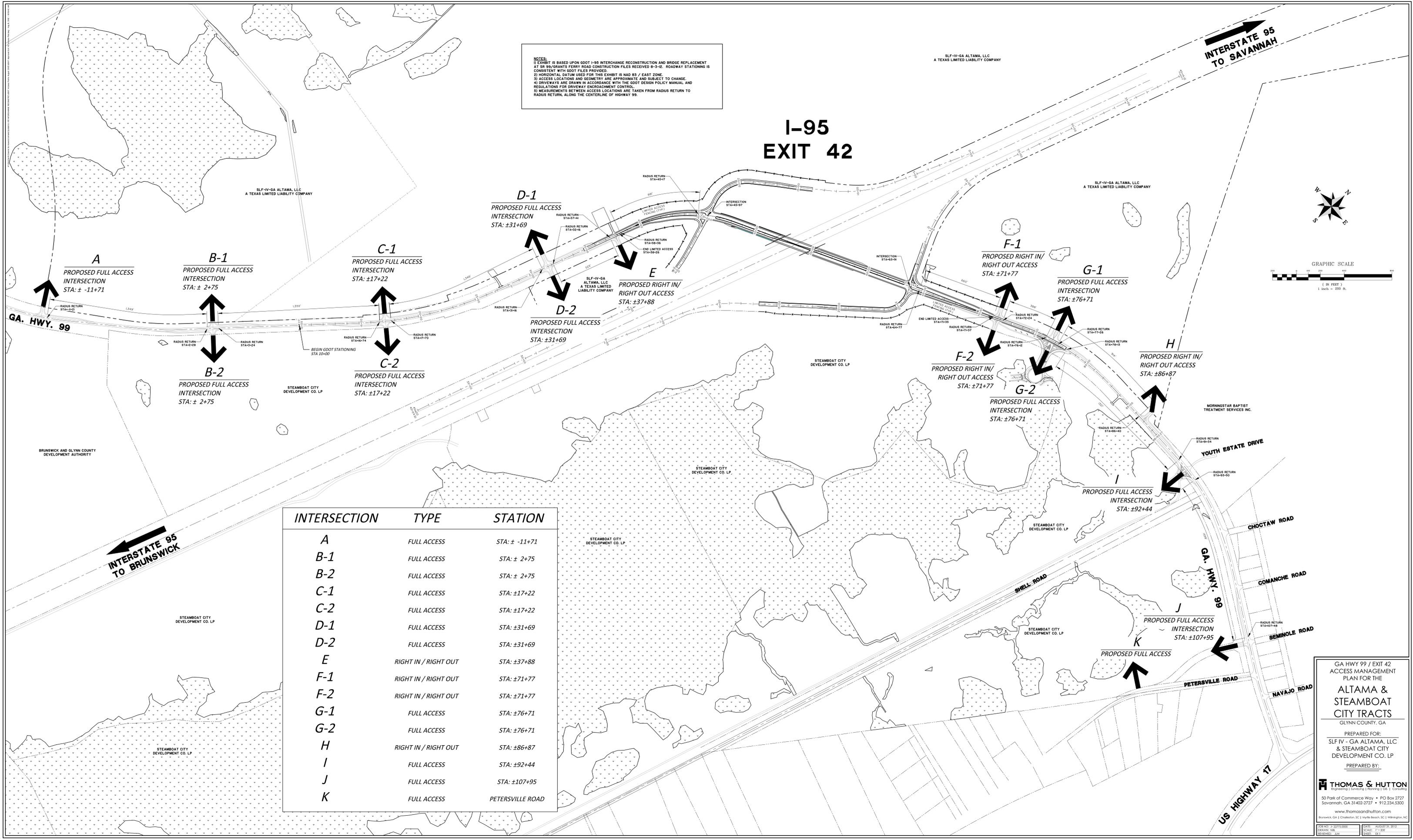
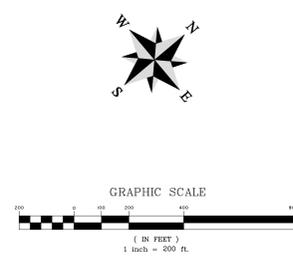
By: Cynthia Y. Phillips
District Traffic Engineer

Copy: Acreage Plus, LLC, 1031 South Caldwell Street, Suite 220, Charlotte, NC 28203
Mr. Glenn Durrence, P. E. T&H Eng., 50 Park of Commerce Way Sav. Ga. 31405
Mr. Stewart Tate, 1031 South Caldwell Street, Suite 220, Charlotte, NC 28203
Mr. Michael Carmichael, Area Engineer, Brunswick
General Files Unit - Atlanta
District Files Unit - Jesup

NOTES:
 1) EXHIBIT IS BASED UPON GDOT I-95 INTERCHANGE RECONSTRUCTION AND BRIDGE REPLACEMENT AT SR 99/GRANTS FERRY ROAD CONSTRUCTION FILES RECEIVED 8-3-12. ROADWAY STATIONING IS CONSISTENT WITH GDOT FILES PROVIDED.
 2) HORIZONTAL DATUM USED FOR THIS EXHIBIT IS NAD 83 / EAST ZONE.
 3) ACCESS LOCATIONS AND GEOMETRY ARE APPROXIMATE AND SUBJECT TO CHANGE.
 4) DRIVEWAYS ARE DRAWN IN ACCORDANCE WITH THE GDOT DESIGN POLICY MANUAL, AND REGULATIONS FOR DRIVEWAY ENCROACHMENT CONTROL.
 5) MEASUREMENTS BETWEEN ACCESS LOCATIONS ARE TAKEN FROM RADIUS RETURN TO RADIUS RETURN, ALONG THE CENTERLINE OF HIGHWAY 99.

I-95 EXIT 42

**INTERSTATE 95
TO SAVANNAH**



INTERSECTION	TYPE	STATION
A	FULL ACCESS	STA: ± -11+71
B-1	FULL ACCESS	STA: ± 2+75
B-2	FULL ACCESS	STA: ± 2+75
C-1	FULL ACCESS	STA: ±17+22
C-2	FULL ACCESS	STA: ±17+22
D-1	FULL ACCESS	STA: ±31+69
D-2	FULL ACCESS	STA: ±31+69
E	RIGHT IN / RIGHT OUT	STA: ±37+88
F-1	RIGHT IN / RIGHT OUT	STA: ±71+77
F-2	RIGHT IN / RIGHT OUT	STA: ±71+77
G-1	FULL ACCESS	STA: ±76+71
G-2	FULL ACCESS	STA: ±76+71
H	RIGHT IN / RIGHT OUT	STA: ±86+87
I	FULL ACCESS	STA: ±92+44
J	FULL ACCESS	STA: ±107+95
K	FULL ACCESS	PETERSVILLE ROAD

GA HWY 99 / EXIT 42
 ACCESS MANAGEMENT
 PLAN FOR THE
**ALTAMA &
 STEAMBOAT
 CITY TRACTS**
 GLYNN COUNTY, GA

PREPARED FOR:
 SLF IV - GA ALTAMA, LLC
 & STEAMBOAT CITY
 DEVELOPMENT CO. LP

PREPARED BY:
THOMAS & HUTTON
 Engineering | Landmark | Planning | GIS | E-Planning

50 Park of Commerce Way • PO Box 2727
 Savannah, GA 31402-2727 • 912.234.5300

www.thomasandhutton.com

DATE: AUGUST 31, 2012
 SCALE: 1" = 200'
 SHEET: 801