



THOMAS  
&  
HUTTON

# PRELIMINARY ENGINEERING REPORT

FOR

## AUGUSTA CORPORATE PARK VALENCIA WAY WIDENING

PREPARED FOR:

**AUGUSTA ECONOMIC DEVELOPMENT  
AUTHORITY**

**FEBRUARY 2023**

**J-30918.0000**

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## EXECUTIVE SUMMARY

Augusta Economic Development Authority (AEDA) is planning to widen the existing Valencia Way that runs through the Augusta Corporate Park (ACP), from a two-lane road to a four-lane road. This widening is to better accommodate the future growth of both automobile and truck traffic coming to the Corporate Park due to high profile prospects such as Purecycle, Aurubis, and Denka America locating within the ACP. Projects of this magnitude have the ability to create an increase of volume that requires sufficient infrastructure to be in place to ensure safety of all motorists and non-motorists utilizing the park infrastructure. With Georgia growing as one of the top states to do business in, and approximately 475 acres of available land remaining in the park, this widening will also allow the park to become more attractive to future prospects looking to locate to Georgia.

The current utilities serving the park are provided by the City of Augusta and include a 15-inch gravity sewer line and 12-inch water main coming from Highway 56 to inside the park and terminates at the existing Starbucks facility. To further help the park prepare for the incoming prospects and those to come, the Augusta Economic Development Authority has already initiated water and sewer extensions down Valencia Way. These extensions are inclusive of a 12-inch water main, 15-inch gravity sewer, lift station, and a 10-inch force main. The widening of Valencia Way combined with this new utility infrastructure will make the Augusta Corporate Park an attractive landing site for various emerging prospects.

Details of park improvements are as follows:

- Water (Currently in progress): Install approximately 9,000 linear feet of 12-inch water main within the 180-foot City of Augusta right-of-way down the existing Valencia Way, from the existing termination near the Starbucks facility, down to the end of the existing road.
- Sewer (Currently in progress): Install approximately 9,000 linear feet of 10-inch sewer force main, 15-inch gravity sewer, from the existing termination near the Starbucks facility down the existing Valencia Way. Also includes installation of a sanitary sewer lift station to service the future and proposed developments.
- Road (Proposed): Install approximately 10,500 linear feet of additional two-lane asphalt road consisting of eight-inch graded aggregate base course, two-inch binder course, and two-inch surface course from the existing Starbucks facility to the existing cul-de-sac at the end of the existing Valencia Way.

Based on the preliminary estimate provided by Thomas and Hutton, the total cost for the road improvements would be \$6,683,842.46.

## INTRODUCTION

### PURPOSE AND SCOPE

The Augusta Economic Development Authority is looking to attract new tenants to the Augusta Corporate Park to help provide new jobs and economic benefits to the local community. Purecycle Technologies, Aurubis Richmond, and Denka America are three of many potential tenants looking to build in the Augusta Corporate Park. These three projects alone will generate approximately 550 new jobs to the area, provide approximately \$1.5 billion of capital investment, and drive new interest to this park, county, and surrounding areas. The existing two-lane Valencia Way is suitable for access to these facilities, however, to attract prospects on the remaining 475 acres of developable space will require the road to grow to a four-lane road to better serve traffic demands these types of facilities require. The Augusta Economic Development Authority (AEDA) is reviewing funding alternatives to provide these services to the site.

There is currently a critical need for job creation in the area. The scope of this report is to investigate and outline the existing conditions in the project area with respect to public infrastructure and to present improvements which will provide a cost-effective solution for infrastructure improvements to the site that will enable the creation of new jobs in the region, as well as improve the public safety, environmental sustainability, quality of life, mobility and community connectivity, economic competitiveness and opportunity, state of good repair, and innovation to the local community. The report will include information on design, permitting, agency coordination, alternatives reviewed, construction and funding options with the purpose being to provide necessary preliminary engineering and construction cost information for grant and/or loan applications.

### AUTHORIZATION

This report is presented on behalf and under the authority of the Augusta Economic Development Authority by Thomas & Hutton.

## BACKGROUND

### TARGET AREA DESCRIPTION

According to U.S. Census Bureau information, the population of Richmond County in 2022 was 205,673, a 0.5% decrease over the 2020 population. From 2021 Census data, the median household income for Richmond County is \$46,237 versus the state median income of \$61,497. Residents with income below the poverty level is 21.4% (14% statewide). The current average commute time for the local residents is 21 minutes. The Augusta Corporate Park will allow for future companies to locate and plant roots in this area and provide newer, high paying jobs to the local community closer to home in efforts to raise the poverty level.

The Augusta Corporate Park in discussion is an industrial park located in Richmond County off Highway 56 (See attached Project Area Map – Exhibit A). There are currently four companies that call the Augusta Corporate Park home or have announced future investment in the ACP; Starbucks Solubles, Purecycle Technologies, Aurubis Richmond, and Denka America. These companies occupy approximately 471 acres and will provide over 550 jobs. Augusta Economic Development Authority has approximately 475 acres remaining of industrial zoned land in the park.

Site topography has varying grade changes with elevations ranging between 116.00 and 320.00 feet (NAVD 88 Datum – see Exhibit B for USGS Quad Map) across the park. The existing site drains to existing jurisdictional wetlands which ultimately discharges to McBean Creek.

Predominant soils on the site consist of Troup fine sand, Orangeburg loamy sand, Fuquay loamy sand, and Bibb and Osier soils (see Exhibit C for Soil Classifications). Geotechnical investigations performed by S&ME indicated that groundwater was not reached during the investigation. Soils are generally conducive to the proposed construction after proper site preparation.

There are jurisdictional wetlands areas located onsite (see Exhibit D Wetlands Map). There is a current USACE jurisdictional determination in place for the Augusta Corporate Park that defines the wetland areas in the area. 100-year flood zone generally coincides with the wetland areas (see Exhibit E for FEMA Flood Zones). There is no plan to impact wetlands or flood zones with the proposed construction of the Valencia Way widening.

## EXISTING CONDITIONS

### **WATER AND SEWER**

The existing facilities within the Augusta Corporate Park are currently served by the City of Augusta for water and sewer. There is currently a 12-inch water main and 15-inch sewer main, lift station, and 10-inch force main being installed to serve the park.

The proposed industries being targeted for this park will employ approximately 150 employees per site. The water and sewer demand for production could vary depending on the type of tenant to locate to this park but could work with the local jurisdiction to meet needed demands. Typical fire flow requirements for industrial sites are 1,500 gpm for a two-hour duration.

### **ROADWAYS**

Valencia Way is currently a paved, two-lane road approximately 2 miles long. It connects to Highway 56 and runs through the Augusta Corporate Park.

### **STORM WATER**

The new proposed developments and road extension will have their own stormwater management systems. The final layout of these stormwater management systems will depend on final site plans from various tenants locating to this park.

### **NATURAL GAS**

A 6-inch natural gas line is to be extended down Valencia Way to service the current facilities Purecycle, Aurubis, and Denka America.

### **POWER**

Georgia Power currently has 230kV lines that run adjacent to the Augusta Corporate Park. The Park also sits inside Jefferson Energy Cooperative's coverage territory.

## EVALUATION OF ALTERNATES

Based on the statistics outlined previously in this report, Richmond County is decreasing in population and still falls below statewide standards in median income and poverty level. With the growing demand for industrial sites in southeast Georgia, the Augusta Corporate Park could be a favorable location for future industrial development, given the relatively close proximity to both Savannah, home of The Georgia Ports Authority and Atlanta. These new opportunities for future development within the park provide good paying jobs to the local citizens and stimulate the local economy. Below are alternatives for the roadway widening project being proposed.

### No Action Option

The existing two-lane Valencia Way is able to provide access to the current developments underway. These developments have totaled approximately 471 acres, and brought approximately \$1.5 billion in capital investments with 550 jobs. With these current developments in place, the current Valencia Way will be burdened with enough traffic to fulfill its capacity. By not moving forward with the widening project, it would become challenging for the Augusta Corporate Park to be competitive in attracting new prospects, as the current road infrastructure would be a negative factor for a company's increasing traffic loads as the park proceeds with development. This would cost the park development of their remaining 475 acres, and an additional \$1.5 billion in capital investments, with hundreds of new jobs.

### Valencia Way Widening

By widening the existing Valencia Way, the road infrastructure capacity will increase to accommodate up to another 475 acres of development, generating approximately \$1.5 billion in capital investments and hundreds of new jobs.

The overall costs for road extension would be \$6,683,842.46.

## DESCRIPTION OF PROPOSED PROJECT

After a review of the options available for providing road improvements to serve the site, it is recommended that Valencia Way be widened. This will provide the most feasible and cost-effective method of providing service to the site.

Details of system improvements are detailed as follows:

- Road: Widen approximately 10,500 linear feet of Valencia Way from a two-lane road to four-lane road with a raised concrete median.
- Drainage: Storm water collection for the roadway will consist of roadside ditches to drain the roadway.

Widening of Valencia Way will provide benefits to the Augusta Corporate Park and local community in a multitude of ways. These include the following:

### Safety

With three new companies (Purecycle, Aurubis, Denka America) locating in the park, traffic counts will be increasing substantially. With future similar developments coming, the current two-lane road in the park will not be sufficient to handle that load of traffic. This could lead to an increase in automobile/automobile, automobile/truck, and truck/truck collisions as motorists attempt to navigate the same limited infrastructure. By widening, it will improve the traffic flow within the park, reducing the chance for collisions as the traffic increases. Also, by including a raised median between the travel lanes, it will provide a buffer between oncoming traffic, reducing the chances of head on collisions amongst motorists.

### Environmental Sustainability

By widening the existing Valencia Way, traffic flow throughout the park will become more efficient, generating less stop and go traffic, therefore reducing idle time and excess carbon emissions and greenhouse gases. Additionally, by widening the road, current stormwater management aspects will be revised and improved along the road system. Also, the proposed widening will occur within the existing 180-foot right-of-way, therefore, does not impact any wetlands on the property. Lastly, adding bike lanes along the edge of the roadway will provide areas for non-motorists to navigate the roadway.

### Quality of Life

This widening project would promote more park efficiency amongst all motorists, therefore improving access for local residents getting to work and returning home. Less time idling in traffic throughout the park infrastructure directly correlates to more time for the employees

outside of work. In addition to the efficiency of employees, it would provide the current companies as well as future companies to locate to the Augusta Corporate Park more efficient inbound and outbound operations. This will directly improve the day-to-day operations of these companies.

With the new businesses looking to relocate to the Augusta Corporate Park, the local residents in low-income areas will have access to better paying jobs to better themselves. The widening will also incorporate landscaping and trees throughout the median or edge of road to mitigate urban heat islands and provide shade for pedestrians or non-motorists.

#### Mobility and Community Connectivity

The Augusta Corporate Park has a variety of lots and land available sufficient to attract companies that utilize operations such as last mile facilities. These types of facilities utilize multimodal transportation outside of automobiles and larger trucks. Widening of Valencia Way will help all types of transportation navigate through the park and landing these types of facilities that will ultimately increase multimodal transportation within the park and local communities via home deliveries, business deliveries, or similar.

The Augusta Corporate Park also sits adjacent to a Norfolk Southern rail line. This convenient location will assist in attracting future companies that utilize both rail and truck operations.

#### Economic Competitiveness and Opportunity

The current Valencia Way construction has provided key access to the park that assisted in landing three major manufacturing projects for the Augusta Corporate Park. Purecycle, Aurubis, and Denka America have all committed to Augusta, Georgia with substantial economic investments, and the notions to provide hundreds of new jobs for the local community. Purecycle has brought a \$440 million capital investment with 100 jobs, Aurubis Richmond has brought a \$590 million capital investment with 200 jobs, and Denka America has brought a \$430 million capital investment with 250 jobs. Aurubis' investment is the company's first of its kind in the United States, and the largest German investment in the State of Georgia's history. These investments go back to benefit the local communities and State.

By widening Valencia Way from a two-lane to four-lane road with raised median, this increases the traffic capacity and functionality of the road to be more competitive to other sites during the selection processes, attracting more high-profile prospects to the Augusta Corporate Park to generate hundreds more jobs and hundreds of million more dollars of investments to the local community.

### State of Good Repair

The way Valencia Way is today, it will be vulnerable to traffic delays and issues in the future when the existing businesses grow, or larger businesses locate to the park. By not widening, it will create a burden on traffic, and decrease the likelihood of more prospects locating, leaving the local community without newer jobs. Also, the increase in traffic will deter residents from applying for new jobs within the park.

The Valencia Way widening addresses the safety concerns with increased traffic volumes within the park and does so by remaining within the existing infrastructure footprint. The additional lanes will be added to one side of the existing road, allowing the existing utilities to remain in place and not disturb substantial pieces of additional land.

The widening of Valencia Way will be done through an efficient and well-integrated design process. The engineer will work closely with the Owner and current design standards to design the road in a way that will meet standards and accommodate the projected vehicle traffic counts for the park. By performing a widening, this allows for more streamlined construction and maintenance processes as existing traffic in the park will not be halted as there are multiple lanes to shift traffic through while construction and repairs are performed.

### Partnership and Collaboration

This widening project is also supported by multiple levels of government. Please review the letters of support provided in this report.

### Innovation

The widening project for Valencia Way is a prime candidate to utilize the construction manager at risk (CMAR) approach for the project delivery. This follows the approach taken for a multitude of projects recently. This approach allows a more streamlined process where the Owner is able to select a contractor much earlier in the process, allowing for a faster-tracked design and construction process. During the bidding process, this project will also solicit minority or woman owned businesses.

### PERMITS AND EASEMENTS

Engineer will prepare plans and specifications for review by Augusta Planning and Development, City of Augusta, Georgia Environmental Protection Division, and the local National Resource Conservation Service office. Georgia Department of Community Affairs compliance requirements shall be included in all contract documents.

There are wetlands adjacent to the site and have been delineated previously. Construction of this road does not interfere with the delineated wetlands on this site.

Impacts due to storm water runoff are expected to be minimal. State and local storm water ordinances shall be followed for the design and installation of the drainage system for the proposed access road. Best Management Practices will be used as appropriate and required to control the impact of storm water runoff. No significant groundwater recharge areas, water supply watersheds, or protected river corridors exist within the development.

Detention and best management practices shall be accommodated within the existing master planned storm drainage system for the Valencia Way widening. Richmond County, City of Augusta, State, and Federal storm water ordinances will be followed in the design of the storm water system.

The project will include disturbance of soils over one acre and therefore a Notice of Intent will be filed and Soil Erosion Control permit approvals will be secured.

The approved plans, specifications and contract documents shall be advertised for proposals from licensed utility and road contractors in the area. The Engineer shall provide periodic construction observation to verify the project is completed in substantial conformance with the approved plans and specifications.

Utility companies, such as power, telephone, etc. will be notified prior to starting construction and their input requested. It is not anticipated that other utilities will need to be relocated within the construction area. The Augusta Economic Development Authority will coordinate the relocation of any conflicts should it be necessary. The proposed utilities shall be constructed within existing or new easements/rights-of-way.

#### Permits and Associated Costs:

- City of Augusta Land Disturbance Permit/Site Development Permit
- State of Georgia Portion NPDES Permit
- Georgia Soil & Water Conservation Commission Permit

#### OPERATION AND MAINTENANCE REQUIREMENTS, RESPONSIBLE PARTY

The right-of-way for Valencia Way has been dedicated to the City of Augusta. Therefore, they are responsible for maintenance and operation of all sanitary sewer, water distribution, drainage, and streets within this right-of-way from the existing road and the new widening. They have available staff, equipment, and expertise in maintaining these systems. Overall O&M will increase a small percentage as the system will be larger; however, any proportional additional costs will be covered by the usage fees charged for the utility services to the customer.

**DETAILED PROJECT BUDGET – ENGINEER’S OPINION OF PROBABLE COST**

ITEM	DESCRIPTION	QUANTITY		COST	
		NUMBER OF UNITS	UNIT MEASURE	PER UNIT	TOTAL COST
<b>Demolition</b>					<b>\$ 18,666.67</b>
	Sawcut and Remove Asphalt Shoulder	2,333	SY	\$ 8.00	\$ 18,666.67
<b>Erosion Control</b>					<b>\$ 133,200.00</b>
	Silt Fence - Sd1-NS	21,000	LF	\$ 4.00	\$ 84,000.00
	Construction Entrance	1	EA	\$ 10,000.00	\$ 10,000.00
	Permanent Grassing - Seed	65,333	SY	\$ 0.60	\$ 39,200.00
<b>Clearing &amp; Mass Grading</b>					<b>\$ 371,500.00</b>
	Strip Topsoil - To Stockpile	17,500	CY	\$ 4.00	\$ 70,000.00
	Topsoil - Respread Onsite	17,500	CY	\$ 3.00	\$ 52,500.00
	Onsite Cut/Fill - Road	1	LS	\$ 150,000.00	\$ 150,000.00
	Fine Grade (Pads, Slopes, Pavement, etc)	22	AC	\$ 4,500.00	\$ 99,000.00
<b>Storm Drainage</b>					<b>\$ 450,000.00</b>
	Storm Pipe	1,500	LF	\$ 300.00	\$ 450,000.00
<b>Paving &amp; Base</b>					<b>\$ 4,149,800.00</b>
	Heavy Duty Asphalt	35,000	SY	\$ 85.00	\$ 2,975,000.00
	Leveling Course Asphalt	3,198	TONS	\$ 100.00	\$ 319,800.00
	Striping and Signage	1	LS	\$ 15,000.00	\$ 15,000.00
	Curb and Gutter - 24"	21,000	LF	\$ 40.00	\$ 840,000.00
<b>Mobilization</b>					<b>\$ 128,079.17</b>
	Contractor Mobilization	2.50%	LS	\$ 5,123,166.67	\$ 128,079.17
<b>Landscaping</b>					<b>\$ 192,500.00</b>
	Trees	105	EA	\$ 500.00	\$ 52,500.00
	Grassing	23,333	SY	\$ 6.00	\$ 140,000.00
<b>Miscellaneous Site Costs</b>					<b>\$ 21,000.00</b>
	Surveying	10,500	LF	\$ 2.00	\$ 21,000.00
<b>TOTALS</b>					
	<b>SUBTOTAL:</b>				\$ 5,464,745.83
	<b>DESIGN:</b>	10%		\$ 5,464,745.83	\$ 546,474.58
	<b>GRANT ADMINISTRATION:</b>	1	LS	\$ 65,000.00	\$ 65,000.00
	<b>CONTINGENCY:</b>	20.00%		\$ 6,076,220.42	\$ 607,622.04
	<b>TOTAL:</b>				<b>\$ 6,683,842.46</b>

BUDGET SUMMARY

**Total Construction Cost**

**\$ 6,683,842.46**

Benefit–Cost Analysis

<b>Benefit of a Two Lane Road</b>				
<b>Prospect</b>	<b>Capital Investment Earned</b>	<b>Jobs Earned</b>	<b>Acres</b>	<b>Capital Investment/Acre</b>
Purecycle Technologies	\$ 440,000,000.00	100	215	\$ 2,046,511.63
Aurubis Richmond	\$ 590,000,000.00	200	151	\$ 3,907,284.76
Denkai America	\$ 430,000,000.00	250	105	\$ 4,095,238.10
<b>TOTAL</b>	<b>\$ 1,460,000,000.00</b>	<b>475</b>	<b>471</b>	<b>\$ 3,099,787.69</b>

<b>Cost of Two Lane Road</b>				
<b>Scope</b>	<b>Quantity</b>	<b>UoM</b>	<b>Unit Rate</b>	<b>Total</b>
Road Widening	\$ 10,500.00	LF	\$ 636.56	\$ 6,683,842.46
<b>TOTAL</b>				<b>\$ 6,683,842.46</b>

<b>B/C Ratio</b>			
<b>Remaining AC In ACP</b>	<b>Estimated Capital Investment/Acre</b>	<b>Potential Capital Investment</b>	
475	\$ 3,099,787.69	\$ 1,472,399,150	<b>BENEFIT</b>
<b>Cost of 2 Lane Road</b>		\$ 6,683,842.46	<b>COST</b>
<b>B/C Ratio</b>		<b>220.29</b>	

The current two-lane Valencia Way has so far yielded approximately \$3.1 million per acre of development amongst the three companies locating to the Augusta Corporate Park. There is approximately 475 acres of developable land remaining in the park, which would potentially produce around \$1.47 billion of benefit. With the estimated cost of two new lanes to service this park's development being around \$6.5 million, the anticipated benefit to cost ratio sits around 220.29. This means that for every \$1 spent for infrastructure improvements on the road, it would yield approximately \$220.29 in capital benefit for the local community.

### FUNDING RESOURCES

It is proposed that grant applications be submitted to both the Georgia Department of Community Affairs for an Employment Incentive Program grant and to the U.S. Economic Development Administration for an infrastructure grant to fund the proposed road portion of the project. The activities proposed in this Grant and the Preliminary Engineering Report will be funded in part by the Grants and the Augusta Economic Development Authority.

### GRANT ADMINISTRATION

Associates in Local Government Assistance will handle administration of this grant.

**PROJECT SCHEDULE**

The following is the estimated timetable for engineering design and construction.

<u>EVENT</u>	<u>PROJECT DAY</u>
Begin Design	July 2023
Complete Design	September 2023
Obtain Permits	October 2023
Advertise for Proposals	September 2023
Accept Proposals	October 2023
Begin Construction	November 2023
Complete Construction	May 2024
Closeout	May 2024

**APPENDIX**

PROJECT AREA MAP	EXHIBIT A
USGS QUAD MAP	EXHIBIT B
SOIL CLASSIFICATIONS MAP	EXHIBIT C
WETLANDS MAP	EXHIBIT D
FEMA FLOOD ZONE MAP	EXHIBIT E
MAP OF PROPOSED ROAD IMPROVEMENTS	EXHIBIT F
TYPICAL SECTIONS FOR ROAD IMPROVEMENTS	EXHIBIT G

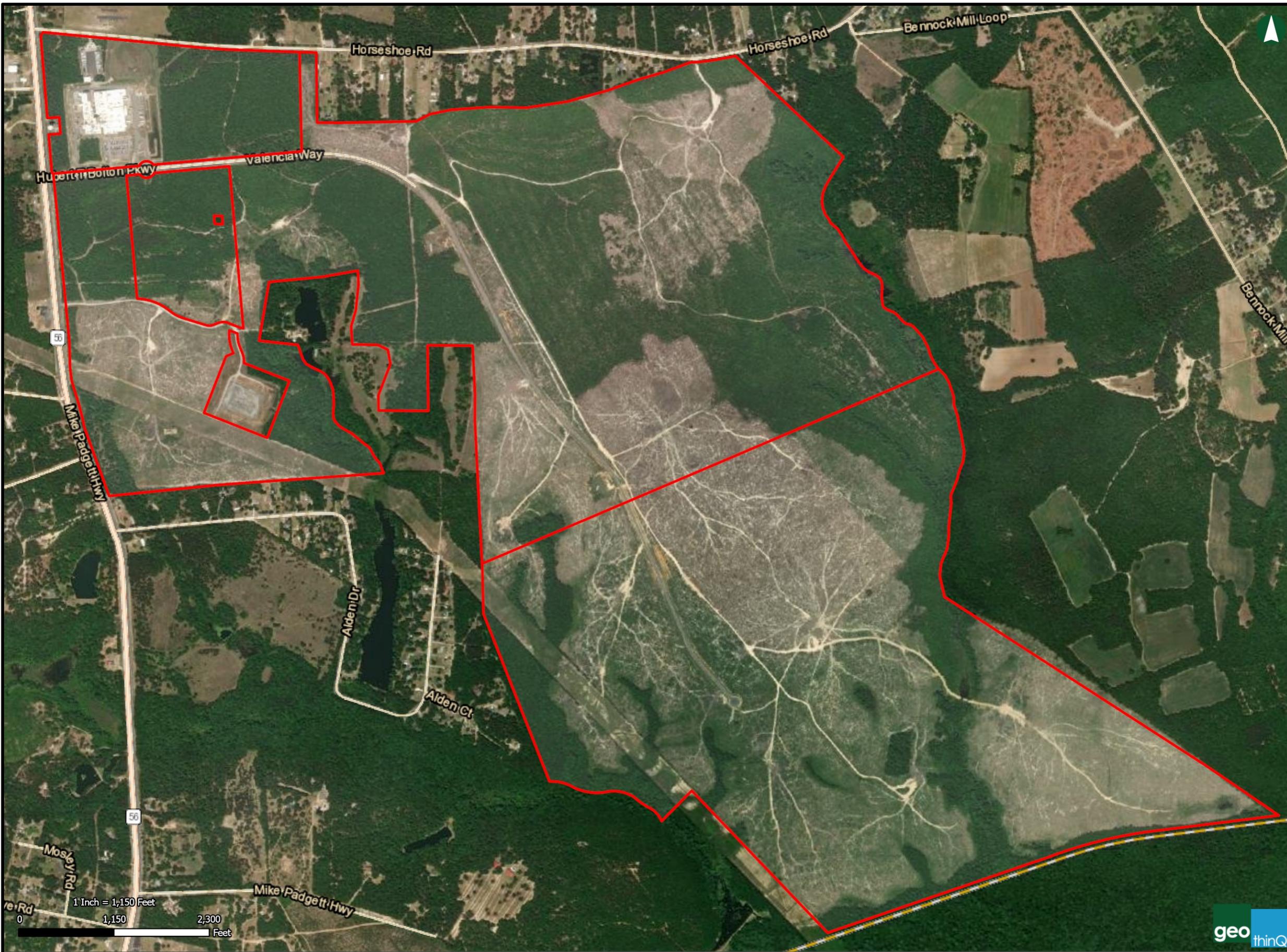


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# EXHIBIT A

## PROJECT AREA MAP

JOB # 30918.0000  
FEBRUARY 2023



## Augusta Corporate Park

Project Area Map

1 Inch = 1,150 Feet  
0 1,150 2,300 Feet

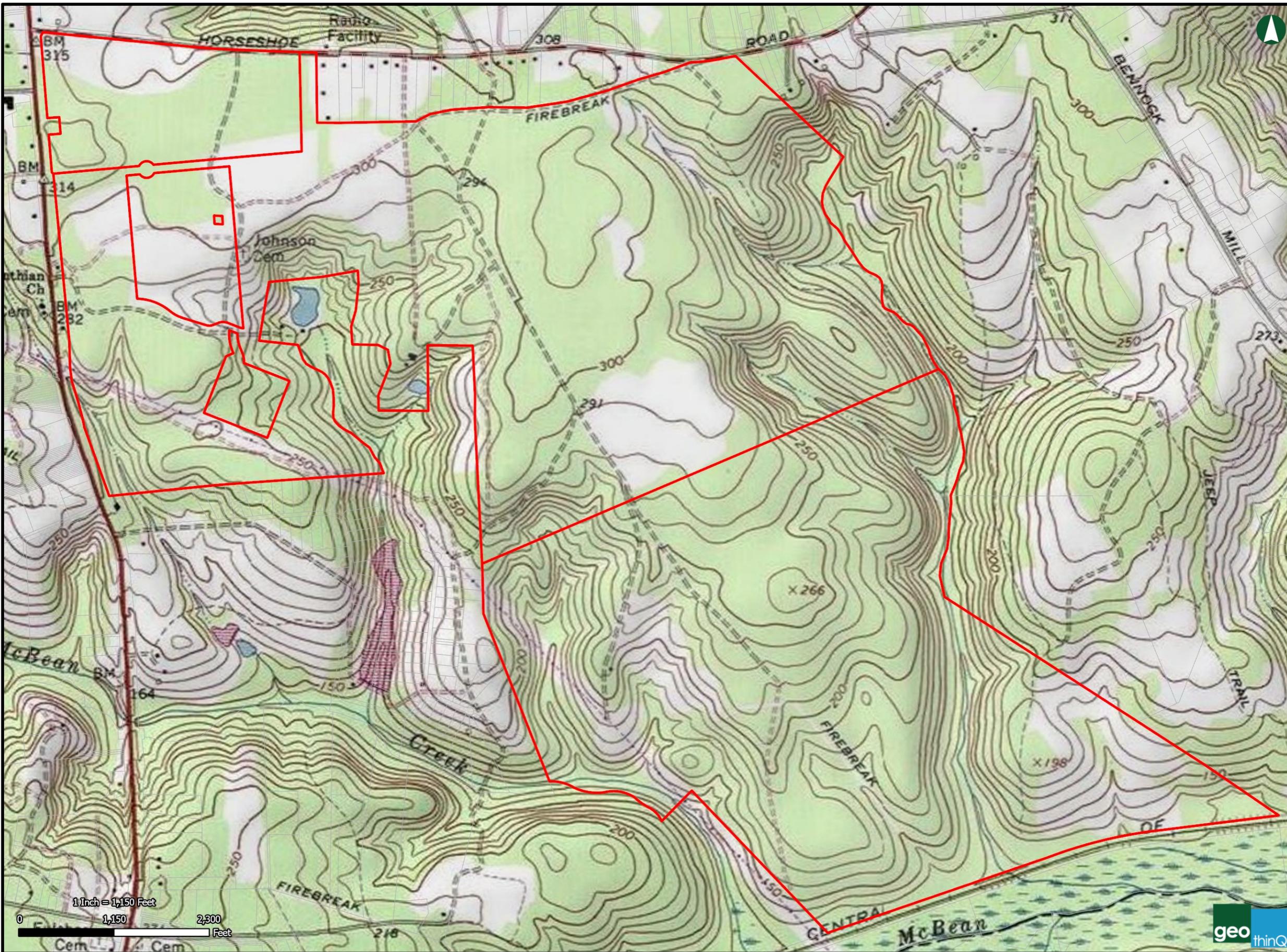




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# EXHIBIT B USGS QUAD MAP

JOB # 30918.0000  
FEBRUARY 2023



### Augusta Corporate Park

USGS Quad Map

 Parcels





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# EXHIBIT C

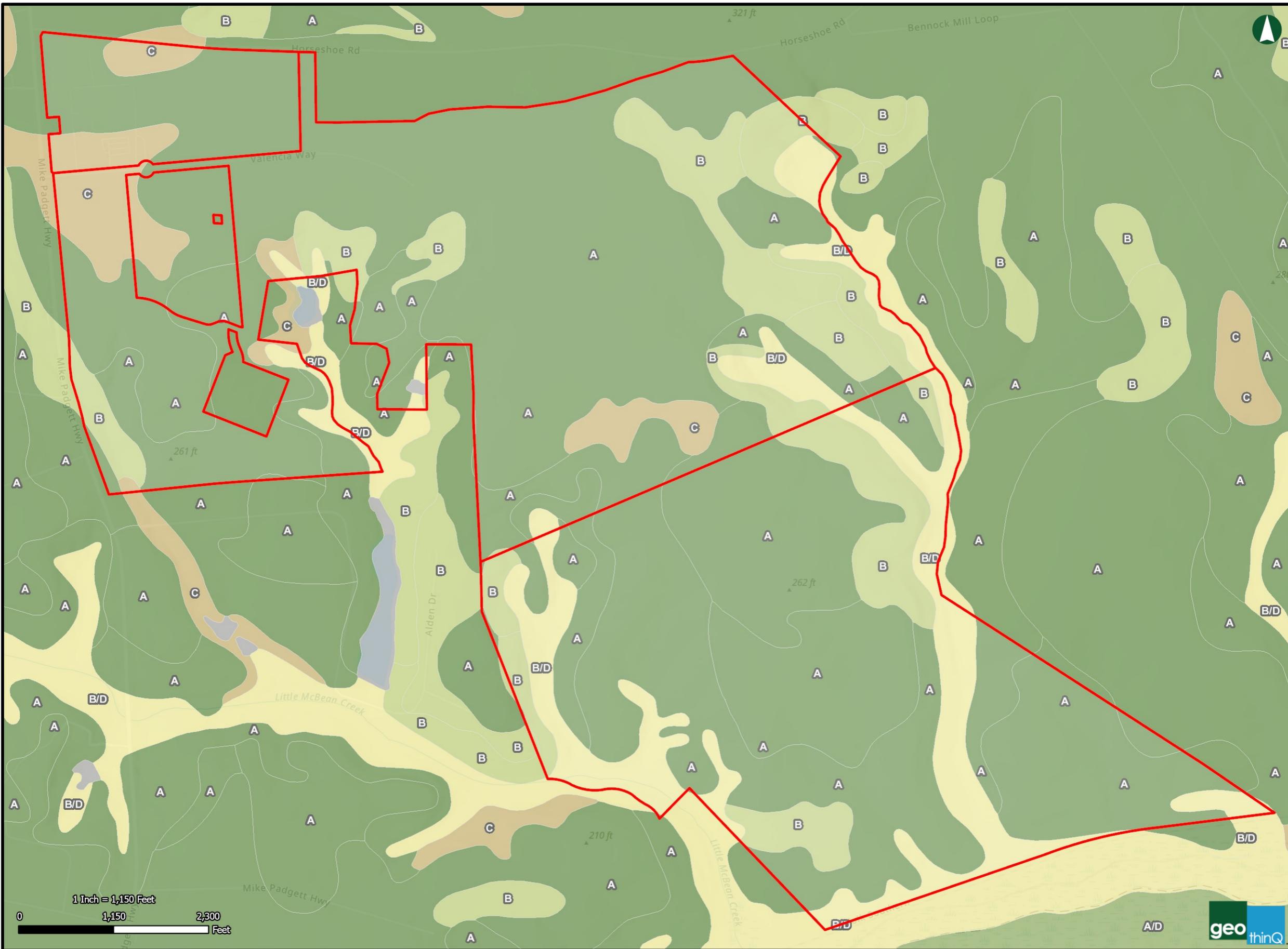
## SOILS CLASSIFICATION MAP

**JOB # 30918.0000**  
**FEBRUARY 2023**

### Augusta Corporate Park

Soil Classifications Map

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not Classified



1 Inch = 1,150 Feet  
0 1,150 2,300 Feet





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# EXHIBIT D

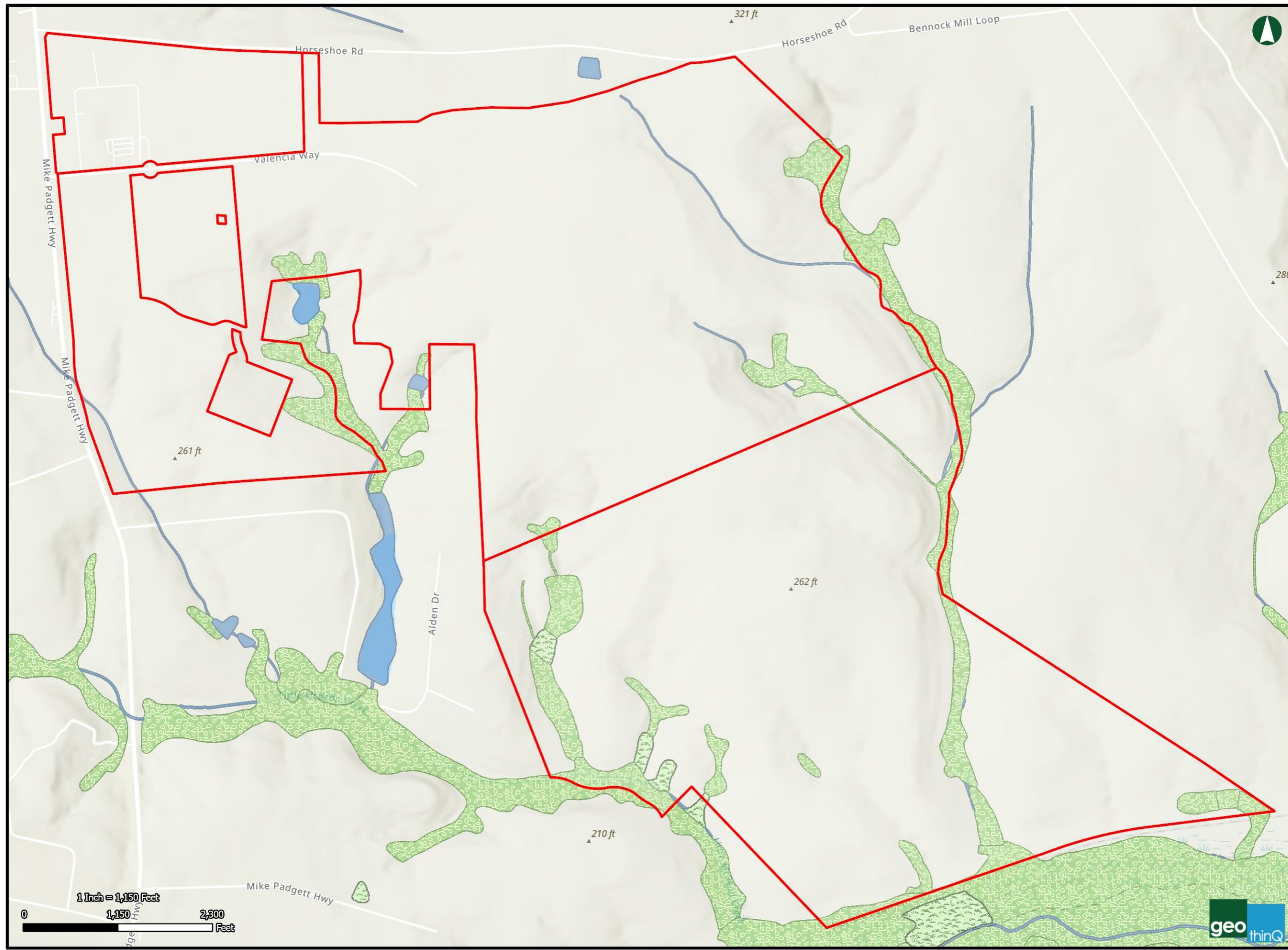
## WETLANDS MAP

**JOB # 30918.0000**  
**FEBRUARY 2023**

### Augusta Corporate Park

#### Wetlands Map

-  Forested Wetland
-  Non-Forested Wetland
-  Salt Marsh
-  Water



1 Inch = 1,150 Feet  
0 1,150 2,300 Feet





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# EXHIBIT E

## FEMA FLOOD ZONE MAP

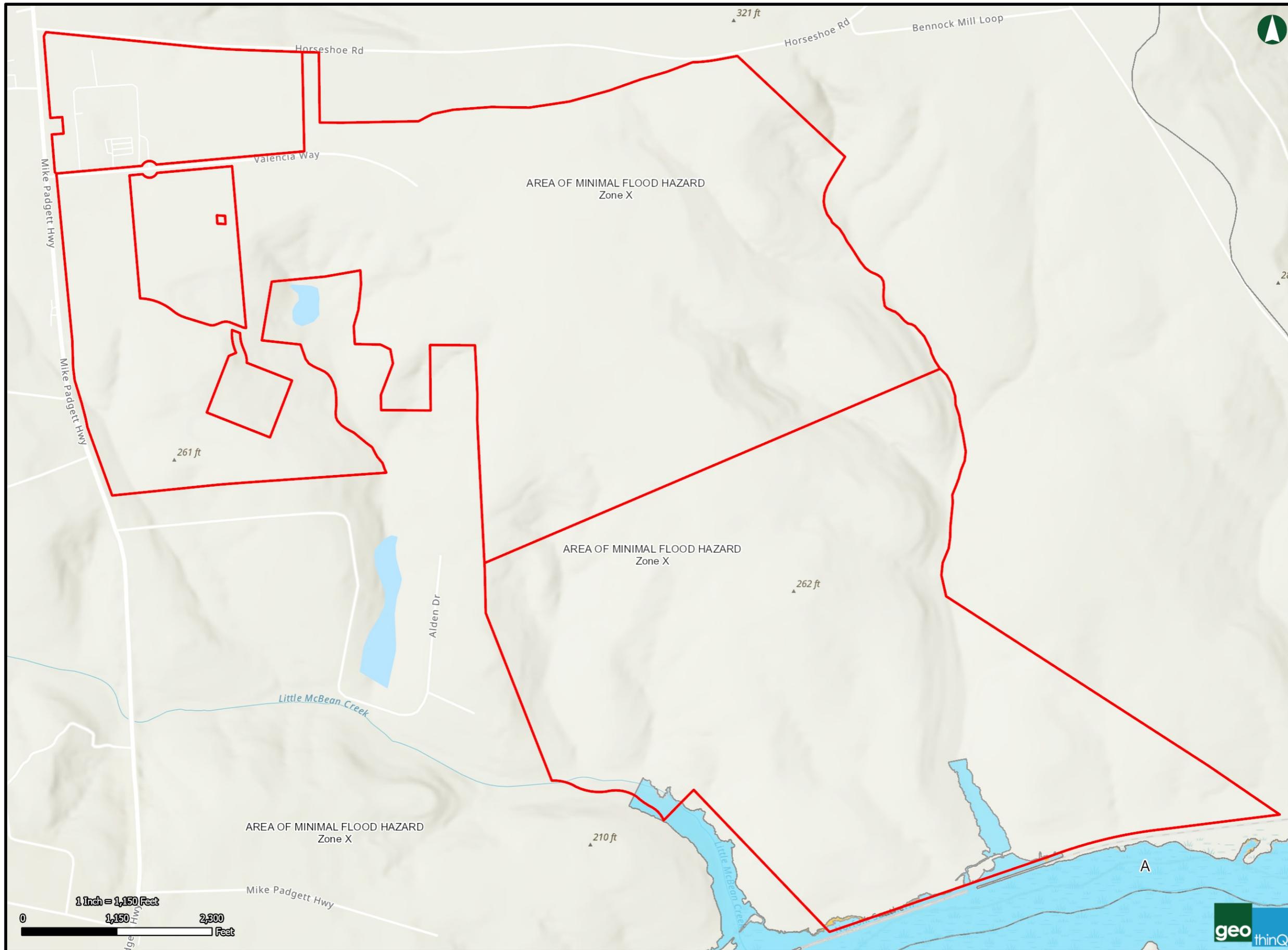
**JOB # 30918.0000**  
**FEBRUARY 2023**



### Augusta Corporate Park

#### FEMA Flood Zone Map

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area of Minimal Flood Hazard



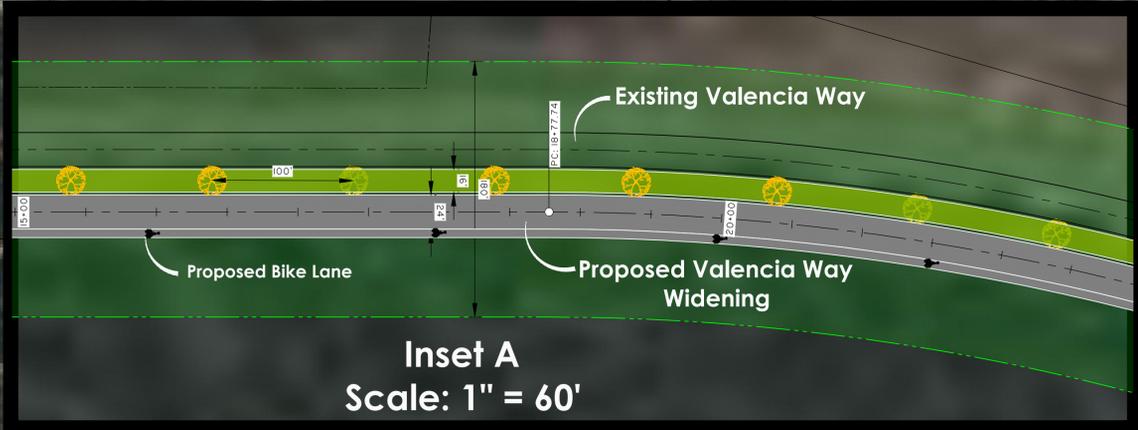
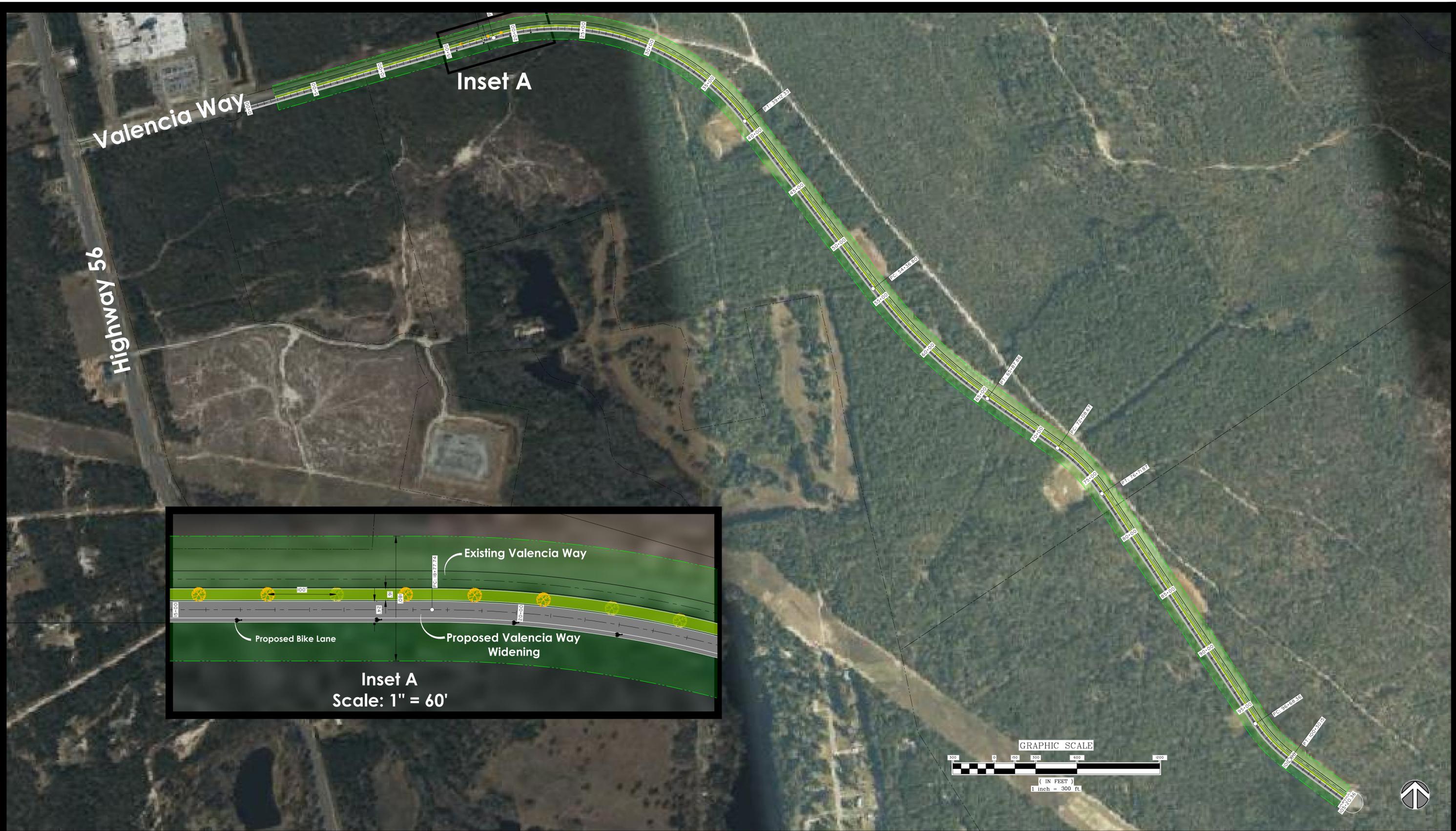


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# EXHIBIT F

## MAP OF PROPOSED ROAD IMPROVEMENTS

**JOB # 30918.0000**  
**FEBRUARY 2023**



PREPARED FOR:

Exhibit F: Proposed Road Improvements  
**Augusta Corporate Park**  
 Augusta, GA

February 20, 2023

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This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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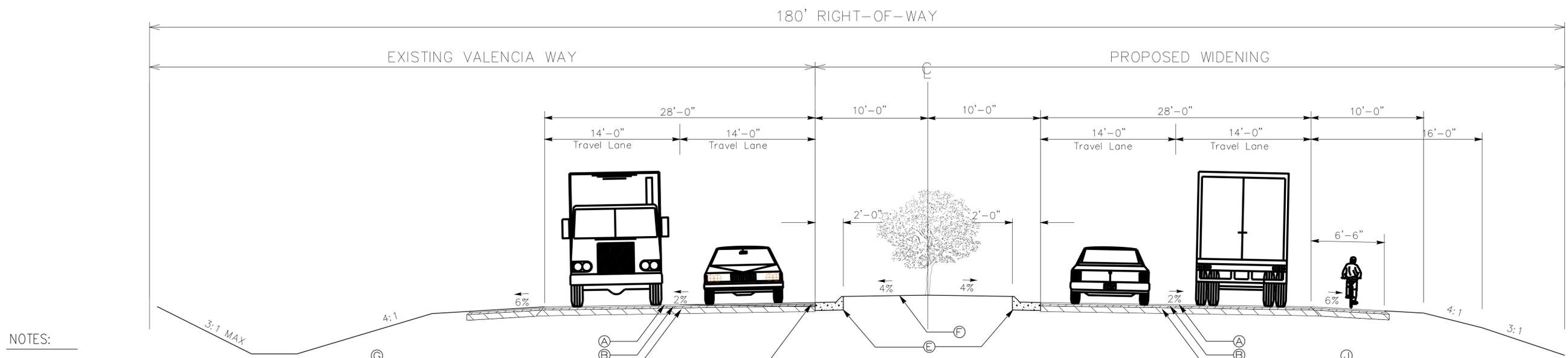


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# EXHIBIT G

## TYPICAL SECTIONS

**JOB # 30918.0000**  
**FEBRUARY 2023**

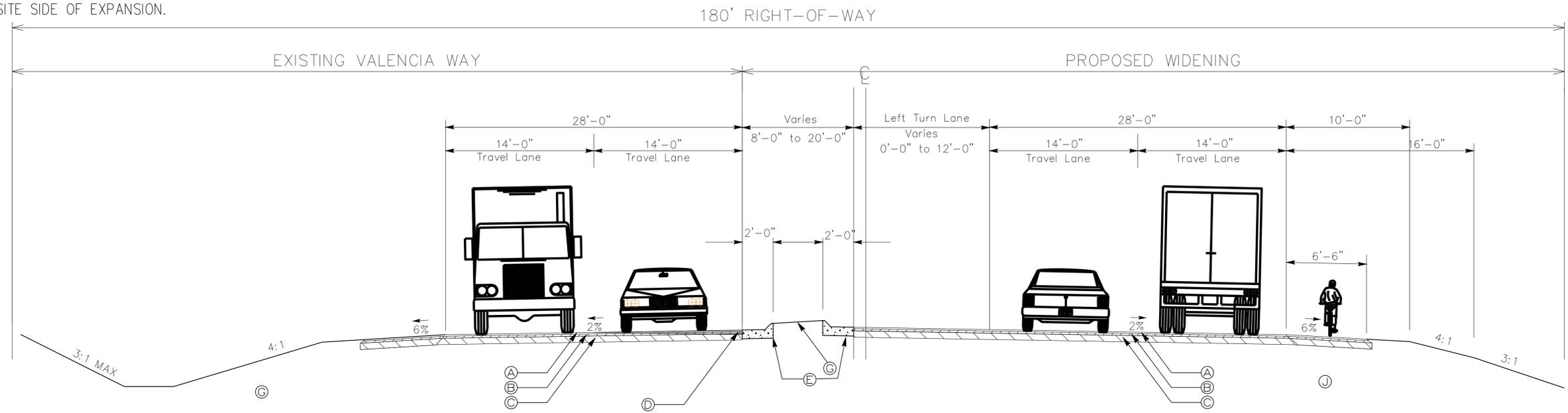


NOTES:

1. FINAL PAVEMENT SECTION TO BE CONFIRMED AND COORDINATED WITH FINAL GEOTECHNICAL RECOMMENDATIONS.
2. TYPICAL SECTION PROVIDED FOR CONCEPTUAL USE. FINAL DESIGN TO BE COMPLETED IN THE FUTURE.
3. EXISTING CONDITIONS ASSUMED. TO BE CONFIRMED BASED ON AS BUILT DRAWINGS.
4. MILLING WILL BE REQUIRED TO CREATE A SMOOTH TIE TO THE EXISTING PAVEMENT, THE COST OF WHICH WILL BE INCLUDED IN THE OVERALL COST OF THE PROJECT.
5. ALL UTILITIES ARE ASSUMED TO BE IN PLACE IN EXISTING SHOULDER ON OPPOSITE SIDE OF EXPANSION.

TYPICAL SECTION  
FULL DEPTH ASPHALT  
TANGENT SECTION  
VALENCIA WAY  
NOT TO SCALE

REQUIRED PAVEMENT  
 Ⓐ 2" SURFACE COURSE  
 Ⓑ 2" SURFACE COURSE  
 Ⓒ 8" GRADED AGGREGATE BASE COURSE  
 Ⓓ ASPHALT CONC LEVELING  
 Ⓔ CONC CURB & GUTTER, 8 IN X 24 IN  
 Ⓕ GRASSED MEDIAN WITH TREES 100' OC  
 Ⓖ CONCRETE MEDIAN  
 Ⓗ EXISTING UTILITIES  
 Ⓘ BIKE LANE



PREPARED FOR:

Exhibit G: Typical Sections  
**Augusta Corporate Park**  
 Augusta, GA

February 24, 2023

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This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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