



# BALDWIN COUNTY WORK SESSION

June 18, 2024

1601 N Columbia St, Suite 220

5:30 PM

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## AGENDA

### CALL TO ORDER

### ADMINISTRATIVE/FISCAL MATTERS

1. Pickleball - County Manager
2. Sibley Place - County Manager

### ADJOURNMENT

Baldwin County Board of Commissioners Communication  
1601 North Columbia Street, Suite 230, Milledgeville, GA 31061



**AGENDA ITEM:** Sibley Place House Demolition

**MEETING DATE:** June 18, 2024

**PREPARED BY:** County Manager

**RECOMMENDED ACTION:** Authorize Demolition of Sibley Place House

**BACKGROUND INFORMATION:** Fickling & Company prepared a property summary of the Sibley Place house. The report is attached. Staff recommends demolishing the house as soon as possible.

## PROPERTY SUMMARY

**Sibley Place  
2075 W Bypass Road  
Milledgeville Georgia 31061**



**FICKLING  
& COMPANY**

**A Full Service Real Estate Company**

PATTY BURNS  
& JIM FAIN

577 MULBERRY STREET  
MACON, GEORGIA 31202  
478-746-9421  
478-742-2015 FAX  
WWW.FICKLING.COM

# PROPERTY OVERVIEW

<b>Property Specifications</b>	
Address:	2075 West Bypass Road
	Milledgeville, Georgia
Taxing District:	Baldwin County
County	Baldwin
Property Taxes:	None
Short Legal Description	Baldwin County Tax map O55, Parcel 001C, Plat Book 39, Plat Book Page 74 Deed Book 1239, Page 581
Building Size:	4,000 sf +/- with pool house and garage
Lot Size:	167.71 on this parcel– total approx. 1,500 acres

# PROPERTY OVERVIEW



## PROPERTY SUMMARY

Toured the property and our comments are as follows:

The house is located in the Sibley Industrial Park. A residential house has no place in an Industrial Park.

A residence causes confusion for interested industrial prospects. Ex: Prospects tend to think they are intruding on a resident if they were to choose the site, even if vacant.

I spoke to a commercial appraiser today and I was told that if they were to appraise an Industrial Park and there was a house on the property, they would give no value to it at all. The land without the house would value in the \$10,000 per acre range) If the site was a recreational tract of land, they would value the land (\$2,500 per acre range) plus value the house.

If the property's use is going to remain Industrial, the house has no value and should be torn down. The cost to demo the house is approximately \$7.00 psf (\$28,000). If not committed to that use and recreation is a possibility, then leave the house.

If the house remains and there are plans to occupy it in the near future, there is a lot of deferred maintenance needed. The big items include :

- New roof,
- Replace four (4) HVAC units. (current units are 2004 models using the R22 freon.)
- The well and septic systems in operating condition for the residence.
- Exterior stucco type product used on the exterior needs to be tested to make sure not part of the class action lawsuit for stucco type products used in this time period when the house was built.
- Exterior and interior paint.
- Pond: The wooden seawall, estimated to be about 2,500 linear feet, around the lake needs replacing at approx. \$100 per linear foot.
- Landscaping is very overgrown and needs to be cut back and many areas replaced with trees hitting the roof and sides of the house.
- Pool needs to be drained and repaired.

Professional contractors should be consulted for actual pricing quotes.

The longer the property remains vacant, the faster it will deteriorate and more work required.

Baldwin County Board of Commissioners Communication  
1601 North Columbia Street, Suite 230, Milledgeville, GA 31061



**AGENDA ITEM:** Sibley Place Road Extension Construction

**MEETING DATE:** June 18, 2024

**PREPARED BY:** County Manager

**RECOMMENDED ACTION:** Authorize Submittal to GDOT for Additional Funding

**BACKGROUND INFORMATION:** Thomas & Hutton prepared the Preliminary Engineering Report for road extension construction at Sibley Place (Sibley-Smith) Industrial Park. The PER is attached for your review. Total cost for the road entrance is \$1,590,742. Staff intends to request \$1,272,593 in extra GDOT Local Maintenance Improvement Grant (LMIG) funds for this project; however, the decision where the money comes from, if awarded, is ultimately up to GDOT. Baldwin County is a Local Administered Project (LAP) certified county which makes the county eligible for a variety of funding sources. The county's match is 20% or \$318,149 which would come from the Economic Development budget of the current SPLOST.



# PRELIMINARY ENGINEERING REPORT

FOR

## SIBLEY SMITH INDUSTRIAL PARK PHASE 1 ROAD EXTENSION

PREPARED FOR:

DEVELOPMENT AUTHORITY OF THE CITY OF  
MILLEDGEVILLE & BALDWIN COUNTY



MAY 2024

J-25896.0001



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## EXECUTIVE SUMMARY

Sibley Smith Industrial Park is located in Baldwin County, Georgia south of Milledgeville. The entire 1,643 acres of the Sibley Smith Industrial Park is owned fee simple by the Development Authority of the City of Milledgeville & Baldwin County (DAMBC). The park is located along US Hwy 441 bypass approximately 2 miles north of the intersection of US Hwy 441 business and the US Hwy 441 bypass. The property's beginning along US Hwy 441 bypass is at the intersection of the bypass with Norfolk Southern Railroad. The property lies along the west side of US Hwy 441 bypass going north from this intersection for approximately 1.2 miles until the intersection of Allen Memorial Drive SW.

US Hwy 441 provides a direct North/South route, to both I-16 and I-20. Nearby SR 540 provides an east/west route to Macon, Augusta, and beyond. Central location within the State, access to these established transportation corridors, along with direct access to Norfolk Southern main line rail, positions Sibley Smith Industrial Park ideally to support suppliers serving an array of industries, including traditional and electric automotive makers. Moreover, the park's ample space acts as a buffer against encroachment, leaving room for future expansion.

Below is a summary what Sibley Smith Industrial Park has to offer:

- **Rail Access:** Served by Norfolk Southern, facilitating efficient transportation.
- **Strategic Location:** Conveniently situated near Highway 441, ensuring easy connectivity.
- **Space for Growth:** Ample room for expansion, safeguarding against encroachment.
- **Ideal for Manufacturers:** From traditional to advanced industries, all are welcome.

The DAMBC is proposing to construct approximately 1,000 linear feet of the park entry road as an extension of the existing driveway curb cut on US HWY 441. The construction of this portion of the entry road would open economic development opportunities to development parcels with the Sibley Smith Industrial Park.

Details of park improvements are as follows:

- **Phase 1 Road (Proposed):** Install approximately 1,000 linear feet of four-lane asphalt road with a divided median consisting of the pavement section specified by the geotechnical engineer.

The total estimated construction cost for this road improvement project is approximately **\$1,590,000.00** (please reference the Cost Opinion section for additional details).

## INTRODUCTION

### Purpose & Scope

The Development Authority of the City of Milledgeville & Baldwin County is looking to attract new tenants to the Sibley Smith Industrial Park to help provide new jobs and economic benefits to the local community. DAMBC has answered dozens of RFIs over the past ten years and Sibley Smith has yet to be selected by a new tenant. Planning for infrastructure at the site is underway and will begin this year. A roadway into and through the park, connecting as many proposed sites as possible for development is critical. At the park's designated entrance, US 441 consists of four lanes, divided, with limited access. Median cuts, turning lanes, acceleration, and deceleration lanes are already in place. Funding is needed to carry the entryway into the property to serve sites for development within the park.

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 funding assistance.

### Authorization

This report is presented on behalf and under the authority of the Development Authority of the City of Milledgeville & Baldwin County by Thomas & Hutton.

## BACKGROUND

### Target Area

According to U.S. Census Bureau information, the population of Baldwin County in 2022 was 43,635, a 0.4% decrease over the 2020 population. From 2022 Census data, the median household income for Baldwin County is \$54,699 versus the state median income of \$61,497. Residents with income below the poverty level is 24.1% (14% statewide). The current average commute time for the local residents is 27 minutes. The Proposed Sibley Smith Industrial 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 Sibley Smith Park in discussion is an industrial park located in Baldwin County off Highway 441 (See attached Project Area Map – Exhibit A). The property in discussion is made up of

three separate parcels which total approximately 1,643 acres. There are currently no developed sites on the property aside from a vacant single residential home site.

Site topography has varying grade changes with elevations ranging between 270 and 460 feet (see Exhibit B for USGS Quad Map) across the park. The existing site drains to onsite streams and wetlands which ultimately discharge to Camp Creek.

Predominant soils on the site consist of clayey soils near the surface which grade into sandy silts and silty sands with increasing depth. Partially weathered rock (PWR) was encountered in the area of the proposed entry road. Geotechnical investigations performed by Geotechnical & Environmental Consultants; Inc. indicated that groundwater was reached at a minimum depth of 22' in test locations. It is noted that groundwater is not anticipated to impact the development of the site. However, seasonal groundwater elevations may vary. Soils are suitable for site development, including clearing, excavation, and grading.

Using the best available information, it is our opinion that wetlands areas / jurisdictional features are located onsite (see Exhibit D Wetlands Map). There is not a current USACE jurisdictional determination in place for the Sibley Smith Industrial Park that defines the jurisdictional features in the area. The 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 initial roadway extension project.

### **Existing Conditions**

The park is bordered to the south by the Norfolk Southern Railroad. There are two lakes on the property, the larger being approximately 40 acres and the smaller approximately 8 acres. There is a vacant single-family residence on the property that has access off of US Hwy 441 bypass. That residence will be removed from the property at the time of development. There are two utility easements (power and gas) running north to south through the park along with an existing dirt road (Fox Hill Road). This road can be relocated and/or abandoned as the development of the site proceeds. There are existing residential neighborhoods to the north of the property. It is anticipated that buffers can be provided within the property to screen the site from the residential areas.

### **ROADWAYS**

US HWY 441 is an existing 4-lane divided Highway that is located along the eastern boundary of the property. There is one existing median break access point on US HWY 441 into the property that is approximately 2,500 LF south of the intersection of Allen Memorial Drive and US HWY 441. The existing median break was constructed with both left and right turn lanes into the development as well as a southbound acceleration lane exiting the driveway. GDOT Support Letter for a previously approved Georgia Ready for Accelerated Development (GRAD) can be found as Exhibit H.

**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.

**WATER AND SEWER**

Thomas and Hutton has coordinated with the Baldwin County Water Department and they have indicated that they are committed to supporting the City of Milledgeville and Baldwin County Development Authority by providing water and sewer service to the Sibley Smith Industrial Park. Preliminary evaluation indicates that a new large diameter water line would need to be extended along Allen Memorial Drive from existing water tanks to the project site. Preliminary evaluation indicates that gravity sewer lines would be installed within the industrial park with a new sanitary lift station being installed on the SW corner of the parcel.

**NATURAL GAS**

Atlanta Gas Light is the natural gas service delivery provider for Sibley Smith Industrial Park. AGL has an existing 2" medium-high pressure steel main along Allen Memorial Drive as well as several other various gas mains in the area.

**POWER**

Georgia Power currently has 115kV lines that generally runs north/south through the site west of Fox Hill Road. Tri-County EMC can also provide power to the site.

**EVALUATION OF ALTERNATES**

Based on the statistics outlined previously in this report, Baldwin 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 the southeast, the Sibley Smith Industrial Park could be a favorable location for future industrial development. The sites close proximity to major transportation routes, central location in the State, relatively close proximity to both Savannah, home of The Georgia Ports Authority, and Atlanta are all assets that make this site viable to economic development opportunities. 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 construction project being proposed.

**PHASE 1 – PARK ENTRY ROAD**

Construct the site entry road at the location of the existing median break and driveway. By extending the entry drive into the property at this location, it will provide direct access to potential development parcels. There is no anticipated off-site land acquisition required for the project, as all property needed for road right of way is contained onsite.

### **NO ACTION OPTION**

Access to development parcels within the site are currently limited. Consistently, DAMBC is receiving RFIs from Georgia Department of Economic Development (GADEC), but without improvements to the existing driveway median break, there is insufficient roadway network to access potential development parcels within the site. The No-Action alternative is therefore not a feasible option without the potential consequence of losing more economic development projects and more potential jobs to the area.

The overall costs for road extension would be **\$1,590,742.15**.

### **DESCRIPTION OF PROPOSED PROJECT**

After a review of the options available for providing road improvements to serve the site, it is recommended that an entrance roadway be constructed from the existing curb cut on Highway 441. 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:** construct approximately 1,000 linear feet of four-lane road with a raised median.
- **Drainage:** Storm water collection for the roadway will consist of roadside ditches to drain the roadway.

Final Design plans for the proposed Phase 1 Park Entry Road are not complete. As shown on Exhibit G – Typical Section for Road Improvements, the road will consist of a divided, raised median with (2) two inbound and outbound lanes with two-foot paved shoulders and roadside swales. Geotechnical testing of native material will be performed as the road is constructed to ensure a sound, serviceable facility with minimal future maintenance expense.

### **PERMITS & EASEMENTS**

Engineer will prepare plans and specifications for review by Baldwin County, 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.

Using the best available GIS information, it is indicated that there are wetlands and or jurisdictional features adjacent to the site. It is anticipated a Nationwide Wetland Permit will be required from the US Army Corp of Engineers to impact approximately 70 linear feet of stream to extend an existing culvert.

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 the proposed storm drainage system, consisting predominantly of roadside ditches for the Road construction. Baldwin County, 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 utilities will need to be relocated within the construction area. DAMBC 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:

- Baldwin County /Site Development Permit
- State of Georgia Portion NPDES Permit
- Georgia Soil & Water Conservation Commission Permit
- USACE Nationwide Wetland Permit

#### Operation & Maintenance Requirements, Responsible party

The right-of-way for the proposed road will be dedicated to Baldwin County. Therefore, they are responsible for maintenance and operation of streets within the proposed right-of-way from the existing US HWY 441 right of way to the limits of the proposed roadway extension. They have available staff, equipment, and expertise in maintaining these systems. The County is seeking other funding sources for extension of water and sewer utilities to the site. Operation of future utilities are to be maintained at the utility owner's expense.



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

				ENGINEERS COST OPINION	
ITEM	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	AMOUNT
150-1000	TRAFFIC CONTROL/MOBILIZATION	1	LS	39000.00	\$39,000.00
163-0232	TEMPORARY GRASSING	2.9	AC	750.00	\$2,169.42
163-0240	MULCH	2.9	TN	200.00	\$578.51
165-0030	MAINTENANCE OF TEMPORARY SILT FENCE, TP C	2000	LF	1.00	\$2,000.00
167-1000	WATER QUALITY MONITORING AND SAMPLING	1	EA	400.00	\$400.00
167-1500	WATER QUALITY INSPECTIONS	6	MO	1500.00	\$9,000.00
171-0030	TEMPORARY SILT FENCE, TYPE C	2000	LF	4.50	\$9,000.00
210-0100	GRADING COMPLETE	1	LS	221176.86	\$221,176.86
310-1101	GR AGGR BASE CRS, INCL MATL	4195	TN	40.00	\$167,786.67
318-3000	AGGR SURF CRS	50	TN	45.00	\$2,250.00
402	RECYCLED ASPH CONC SUPERPAVE, INCL BITUM MATL & H LIME	2622	TN	\$120.00	\$314,600.00
413-0750	TACK COAT	763	GL	2.00	\$1,525.33
441-6222	CONC CURB & GUTTER, 8 IN X 30 IN, TP 2	2000	LF	31.00	\$62,000.00
999-2015	STORM DRAINAGE CONSTRUCTION	60000	LS	1.00	\$60,000.00
999-2015	SIGNING & MARKING CONSTRUCTION	7500	LS	1.00	\$7,500.00
999-2015	PERMANENT EROSION CONTROL	15000	LS	1.00	\$15,000.00
999-2015	LANDSCAPING	1	EA	44000.00	\$44,000.00
999-2015	MISCELLANEOUS COSTS/PERMITTING	1	LS	221575.00	\$221,575.00
				<b>ENGINEER'S ESTIMATE:</b>	<b>\$1,179,561.79</b>
				CONTINGENCY:	20%
				<b>TOTAL CONSTRUCTION COSTS:</b>	<b>\$1,415,474.15</b>
	ENGINEERING	1	LS	110268.00	\$110,268.00
	GRANT ADMINISTRATION	1	LS	65000.00	\$65,000.00
				<b>TOTAL PROJECT COSTS:</b>	<b>\$1,590,742.15</b>



**FUNDING**

The detailed Cost Opinion included within this report is based on a conceptual design and not full design. Therefore, 20% contingency is included in the overall estimate.

It is recommended that DAMBC apply for funding from GDOT under the LMIG program. Matching/additional funding may also be possible through collaboration with Baldwin County.

**PROJECT SCHEDULE**

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

<u>EVENT</u>	<u>PROJECTED DAY</u>
Begin Design	June 2024
Complete Design	August 2024
Obtain Permits	January 2025
Advertise for Proposals	February 2025
Accept Proposals	March 2025
Begin Construction	April 2025
Complete Construction	November 2025
Closeout	December 2025

**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
GDOT SUPPORT LETTER – GRAD APPLICATION	EXHIBIT H



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HUTTON

# EXHIBIT A

## PROJECT AREA MAP

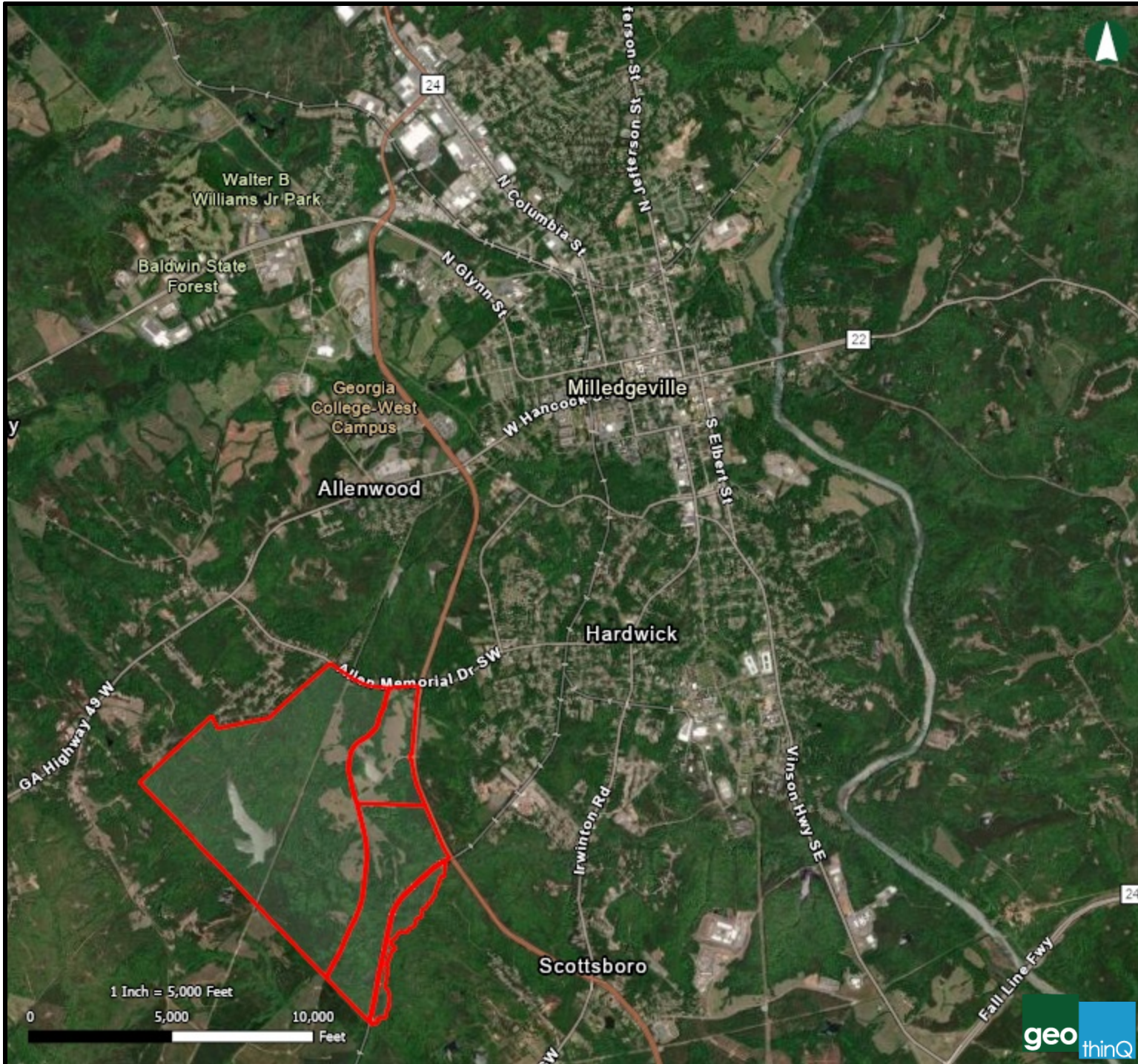
**JOB # 25896.00010**

**MAY 2024**



# Sibley-Smith Industrial Park

Project Area Map  
04/07/2024





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# EXHIBIT B

## USGS QUAD MAP

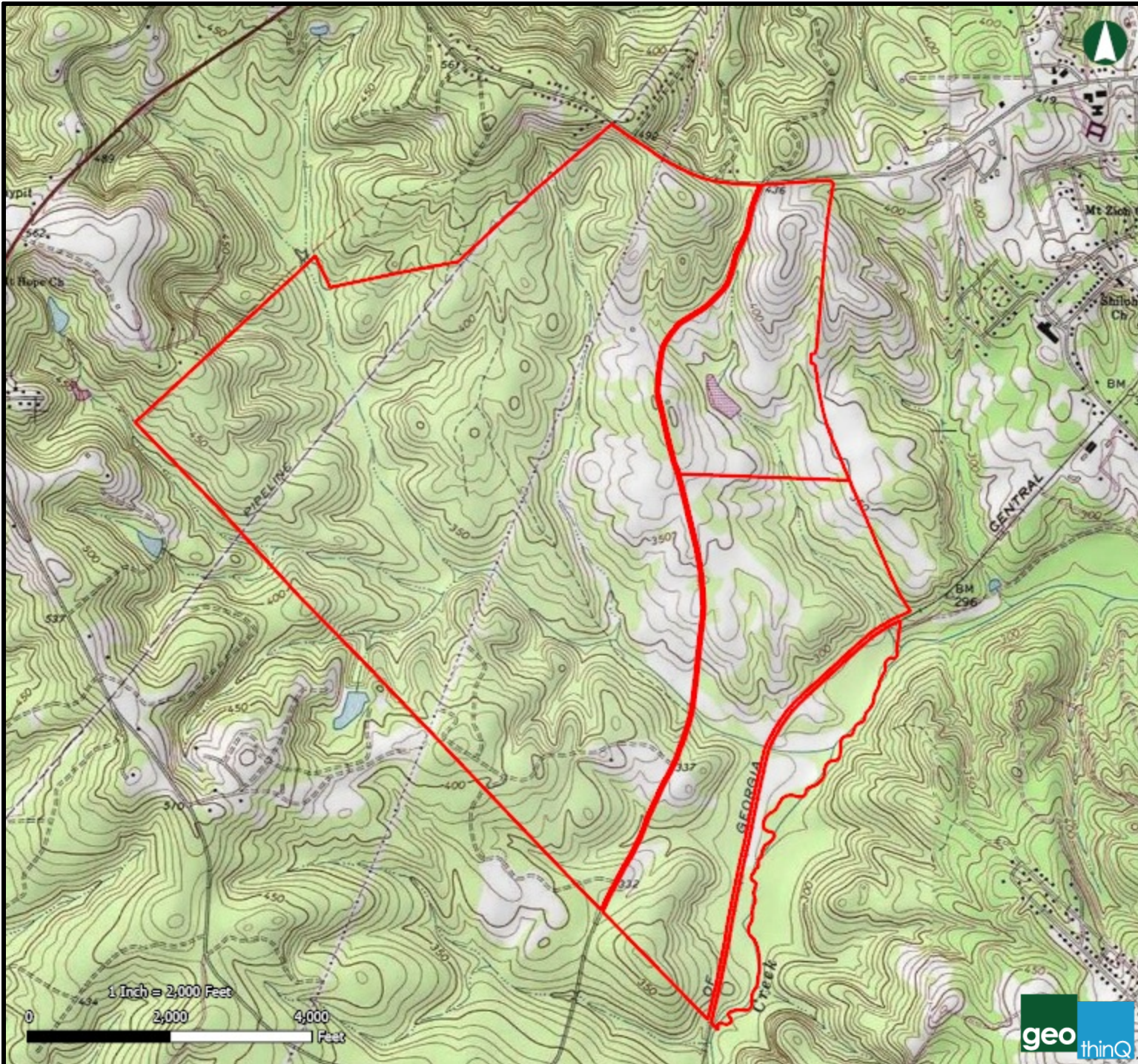
**JOB # 25896.0001**  
**MAY 2024**





## Sibley-Smith Industrial Park

Quad Map  
04/07/2024





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# EXHIBIT C

## SOILS CLASSIFICATION MAP

**JOB # 25896.0001**  
**MAY 2024**





# Sibley-Smith Industrial Park

Soils Classification Map  
04/07/2024

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





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# EXHIBIT D

## WETLANDS MAP






**JOB # 25896.0001**  
**MAY 2024**





# Sibley-Smith Industrial Park

Wetlands Map  
04/07/2024

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





# **EXHIBIT E**

## **FEMA FLOOD ZONE MAP**

**JOB # 25896.0001**  
**MAY 2024**





# Sibley-Smith Industrial Park

FEMA Flood Map  
04/07/2024

- 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 with Risk Due to Levee





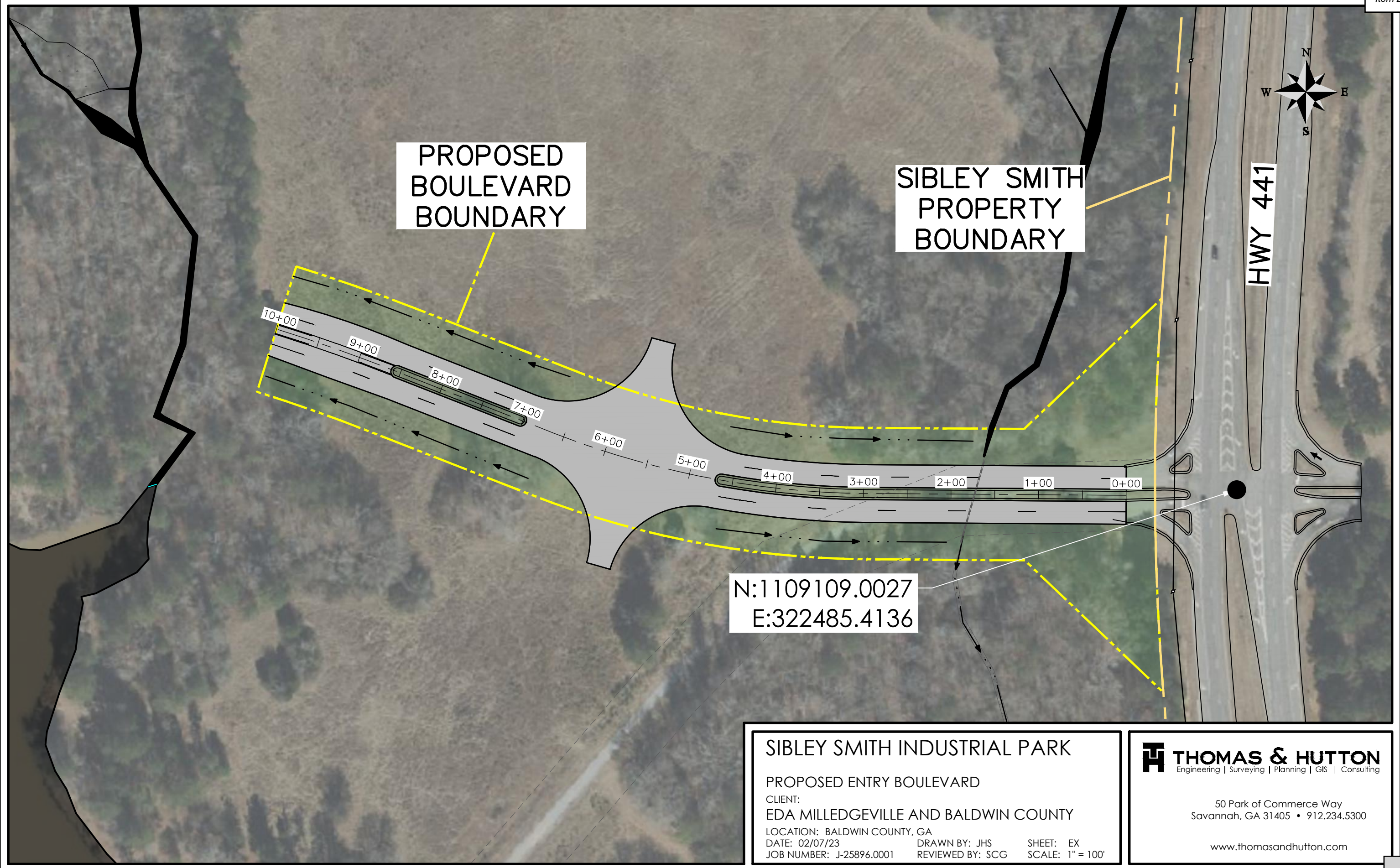
# **EXHIBIT F**

## **MAP OF PROPOSED ROAD IMPROVEMENTS**

**JOB # 25896.0001**  
**MAY 2024**



Z:\25896\25896.0001\Exchange - Internal\from Jake\25896.0001 - Sibley Smith Phase 1 Roadway.dwg - Feb 15, 2024 - 1:12:27 PM



PROPOSED BOULEVARD BOUNDARY

SIBLEY SMITH PROPERTY BOUNDARY

HWY 441

N:1109109.0027  
E:322485.4136

### SIBLEY SMITH INDUSTRIAL PARK

#### PROPOSED ENTRY BOULEVARD

CLIENT:  
EDA MILLEDGEVILLE AND BALDWIN COUNTY

LOCATION: BALDWIN COUNTY, GA  
DATE: 02/07/23 DRAWN BY: JHS SHEET: EX  
JOB NUMBER: J-25896.0001 REVIEWED BY: SCG SCALE: 1" = 100'



50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300

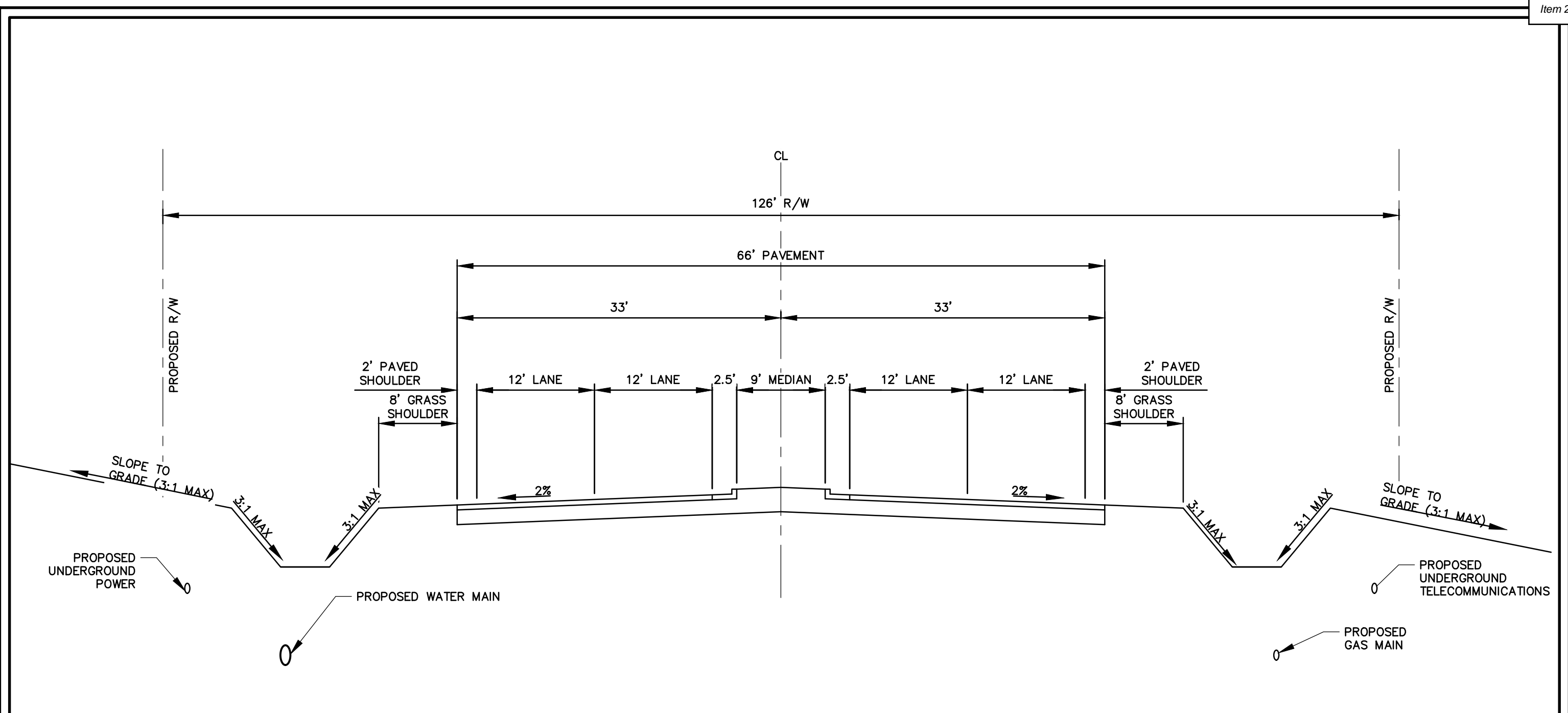
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# EXHIBIT G

## TYPICAL SECTIONS

**JOB # 25896.0001**  
**MAY 2024**



2 ENTRANCE ROAD SECTION  
Scale: N.T.S.

**SIBLEY SMITH INDUSTRIAL PARK**  
 PROPOSED ROAD SECTION  
 CLIENT: DEVELOPMENT AUTHORITY  
 CITY OF MILLEDGEVILLE AND BALDWIN COUNTY  
 LOCATION: BALDWIN COUNTY, GA  
 DATE: 02/15/2024      DRAWN BY: DSG      SHEET: EX  
 JOB NUMBER: J-25896.0001      REVIEWED BY: SG      SCALE: AS SHOWN

**THOMAS & HUTTON**  
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# EXHIBIT H

## GDOT SUPPORT LETTER

## GRAD APPLICATION

**JOB # 25896.0001**  
**MAY 2024**





March 28, 2016

Matt Poyner  
Development Authority of the City of Milledgeville and Baldwin County  
130 South Jefferson Street  
Milledgeville, Georgia 31061

Gentlemen:

RE: Sibley Smith Industrial Park – Baldwin County

This is in reference to the Sibley-Smith Industrial Park which is being proposed for GRAD certification. Reference is particularly made to the required data concerning access roadways.

The site currently has a commercial driveway that provides direct access to State Route 29 (US 441). This state route, at its current location, is a divided four lane facility classified as an Urban Principle Arterial. Being part of the state highway system, it is fully capable of supporting all types of traffic, both personal and commercial/industrial needing to access the site.

The roadway connects the site regionally by providing access to all other state routes in Georgia. Additionally, US 441 provides access to the interstate highway system. By connecting with I-16 near Dublin Georgia, it has direct access to the seaports at Savannah and Brunswick. By connecting to I-20 north of the site near Madison Georgia, it has access to the Atlanta Metropolitan Region and Atlanta Hartsfield.-Jackson International Airport.

Should additional information concerning the access roadway to the site be required you may contact me at 478.552.4600.

Yours very truly,

DEPARTMENT OF TRANSPORTATION

A handwritten signature in black ink, appearing to read "James H. Smith".

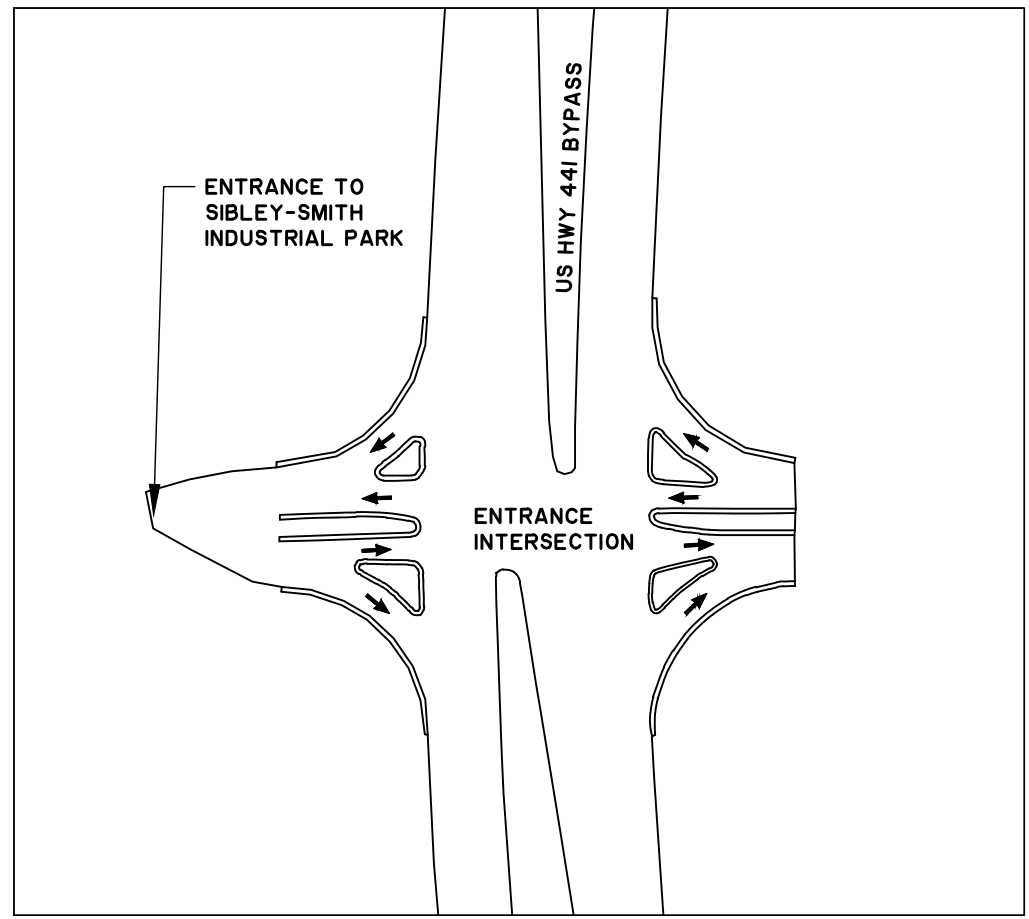
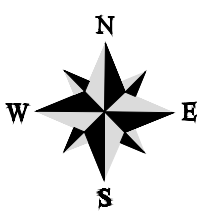
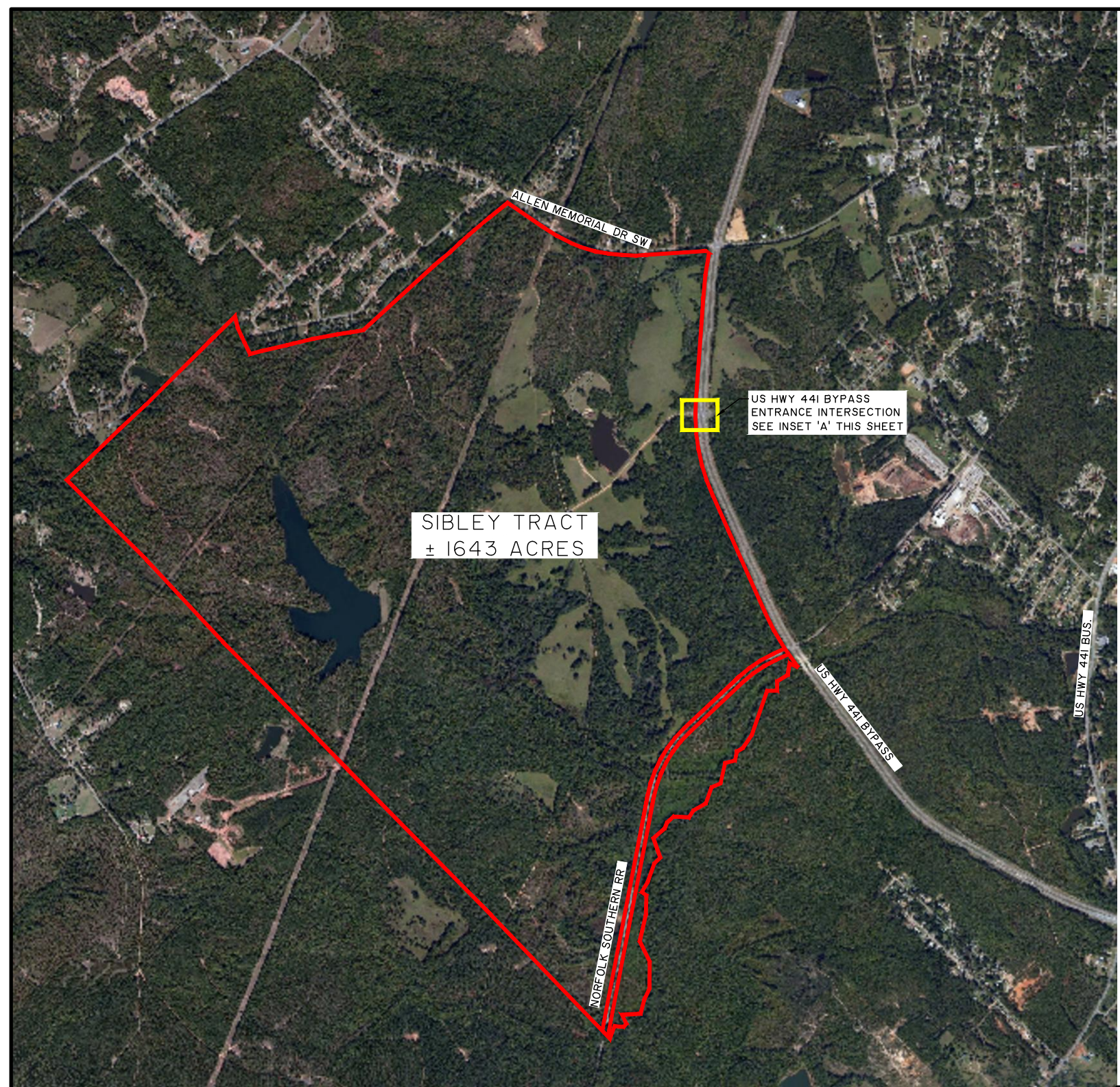
James H. Smith, P.E.  
District Engineer

JHS:js

c: Kedrick Collins, District Traffic Operations Engineer



Z:\24667\24667.0000\Documents\SRAD - SIBLEY TRACT\TABS - Exhibits\TAB 6\Roadway Map.dwg - Mar 24, 2016 - 3:27:01 PM



**A** ENTRANCE INTERSECTION  
Scale: 1:50

**1** PROPERTY MAP  
Scale: 1:2000

**SIBLEY - SMITH INDUSTRIAL PARK**  
 TAB 6  
 ROADWAY EXHIBIT  
 CLIENT:  
 DEVELOPMENT AUTHORITY OF THE CITY OF MILLEDGEVILLE  
 & BALDWIN COUNTY  
 LOCATION: BALDWIN COUNTY, GA  
 DATE: APRIL 1, 2016  
 JOB NUMBER: J-24687

DRAWN BY: WHE  
 REVIEWED BY: JOC

SHEET: TAB 6  
 SCALE: AS SHOWN

**THOMAS & HUTTON**  
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