

Driveway Manual Revisions

DIVISION OF OPERATIONS

Office of Traffic Operations

September 16, 2009

Presented by Bryant Poole, Acting Director of Operations

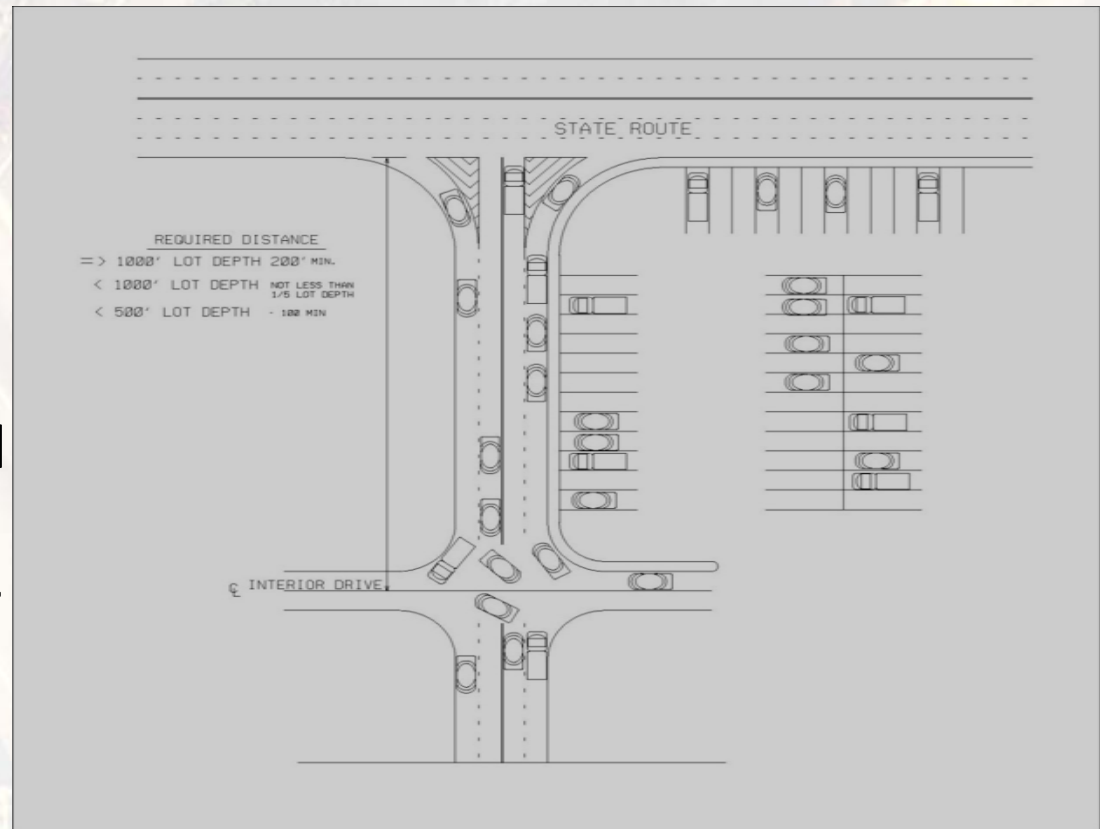


Current Edition of Driveway Manual

- Last Major Revision March 2004

Revised 3-18-2009

- Standardized Performance Bond Amounts
- Clarified Minimum Signal Spacing
- Added Minimum Interior Driveway Spacing



Process Used for Revising Manual

Spring 2009

- Meetings with DOT Districts & other offices
- Meetings with consultant volunteers from the Institute of Traffic Engineers-GA Chapter
- Submit revisions for review and approval

Proposed Revisions

Charging Fees for Permit Review

- Designed to offset the cost to the taxpayers for this service
- Calculated to recover only Department costs for Permit Reviews and Inspection

Proposed Revisions

Charging Fees for Permit Review

Allowed under State Law 32-6-133

§ **32-6-133**. Promulgation of regulations; charges for permits for commercial driveways

- (a) The department is granted the authority to promulgate uniform and reasonable regulations to carry out the provisions of this part. In making such regulations the department shall specify among other things the circumstances under which commercial driveway permits may be issued or revoked, provided that such regulations shall not deprive the landowner of reasonable access to the public road on the state highway system.
- (b) (1) Where a person seeks a permit to construct, reconstruct, alter, or improve a commercial driveway and the commercial driveway will lie in whole or in part upon a parcel of land acquired for the state highway system from such person or the immediately preceding owner of such property from whom such person acquired title to such property, the total amount of money charged to such person as a condition of obtaining the permit . . .

Permit Review Fees

- Residential Driveways
- Commercial Driveways

Proposed Permit Review Fees

Residential Drive (Up To 4 Dwellings)

Proposed Fee = \$200

Proposed Permit Review Fees

TYPE	FEES
COMMERCIAL DRIVEWAYS:	
CONCEPT/PRELIMINARY REVIEW	no charge
SITE PLAN REVIEW:	
Small	\$1,000.00
Medium	\$2,000.00
Large	\$4,000.00
SUPPLEMENTAL REVIEW FEES:	
Existing Traffic Signal-(Revision)	\$500.00
Traffic Signal-(New, w/Warrant Analysis)	\$2,000.00
Inspection Fee	2% of Bond Amount

Examples Of Typical Site Development

Small review:

- Buildings less than 10,000 sq ft
- Business generates less than 100 Average Vehicle trips per day
- Special Encroachment w/ minor impacts (e.g. sidewalk only)

Medium review:

- Buildings ranging from 10,001 - 200,000 sq ft
- Business generates 101 - 2000 Average Vehicle trips per day
- Special Encroachment w/ medium impacts (e.g. drainage, guardrail)

Large review:

- Buildings more than 200,001 sq ft
- Business generates more than 2001 Average Vehicle trips per day
- Special Encroachment w/ large impacts (e.g. grading, landscape)

Proposed Permit Fee Example

Commercial Driveway – Medium Size

(Rural location requiring two turn lanes in a 45 mph speed zone)

Estimated \$100,000 (Performance Bond)

Plan Review = \$2,000

Inspection Fee = \$2,000 (2% x \$100,000)

Total Fee \$4,000

STATE COMPARISONS

<u>STATE</u>	<u>BASED ON</u>	<u>GENERAL FEE AMOUNTS</u>
Delaware	Size & Type of Dev.	\$100-\$5000 w/Traffic Study
Georgia	Size & Type of Dev.	\$200-\$4000 (+\$2000 signal)
Florida	Size & Type Dev./ADT	\$50 - \$5000
Indiana	Size & Type of Dev.	\$55 - \$600
Louisiana	Scope of Work	\$2/SY asphalt +\$2/ft c & g
Maryland	Type of Work	\$50 - \$1500 w/Signal
Massachusetts	Size & Type of Dev.	\$500 - \$3000
Nevada	Size & Type of Dev.	\$500 - \$1000
New Jersey	Size & Type of Dev.	\$350 - \$5000
New York	Size & Type of Dev.	\$100 - \$2000
Rhode Island	Size & Type of Dev.	\$500 - \$3000
Utah	ADT/LF/Impact+insp.	\$475 - \$2300
Virginia	\$100+Type+\$10/ LF	\$150 - \$500 (+\$1000 signal)
Washington	Type & Site Volume	\$1000 -\$5000

Other Significant Revisions

- Performance Bonds – the Department will not accept letters of credit in lieu of performance bonds

Implementation of Permit Fee

- Board support
- Set date to start charging fees:
Recommend January 1, 2010

Outreach to Customers

The Department will provide public outreach to educate local governments, engineering support, ACCG, and others prior to full implementation of fee.



QUESTIONS ?

TITLE 32. HIGHWAYS, BRIDGES, AND FERRIES
CHAPTER 6. REGULATION OF MAINTENANCE AND USE OF PUBLIC ROADS GENERALLY
ARTICLE 5. COMMERCIAL PROPERTY AND SUBDIVISIONS
PART 1. COMMERCIAL PROPERTY
O.C.G.A. § 32-6-133 (2009)

§ 32-6-133. Promulgation of regulations; charges for permits for commercial driveways

- (a) The department is granted the authority to promulgate uniform and reasonable regulations to carry out the provisions of this part. In making such regulations the department shall specify among other things the circumstances under which commercial driveway permits may be issued or revoked, provided that such regulations shall not deprive the landowner of reasonable access to the public road on the state highway system.
- (b) (1) Where a person seeks a permit to construct, reconstruct, alter, or improve a commercial driveway and the commercial driveway will lie in whole or in part upon a parcel of land acquired for the state highway system from such person or the immediately preceding owner of such property from whom such person acquired title to such property, the total amount of money charged to such person as a condition of obtaining the permit shall not exceed the compensation received by such person or the immediately preceding owner of such property from whom such person acquired title to such property for such parcel of land upon its acquisition for the state highway system. This limitation shall apply to the total of all amounts of money of whatever character charged to such person as a condition of obtaining the permit, including without limitation any and all amounts charged for title to or use of land and any and all fees or other costs of any nature whatsoever. This subsection shall constitute only a maximum limitation upon the total amount of money charged under such circumstances and shall not in any manner be construed to establish a minimum amount of money to be charged under such circumstances.
- (2) Except in the case of heirs and assigns, the limitation of the department to require a payment of more than the maximum amount received for such property as provided in paragraph (1) of this subsection shall last for only a ten-year period from the date of the initial acquisition of property by the department.
- (3) This subsection shall apply with respect to land acquired for the state highway system prior to April 15, 1996, as well as land so acquired on or after April 15, 1996.

Residential Driveway Fee Calculation

- 2 visits from the permit inspector minimum
- Average of 4 hours each visit (driving time and time at the site combined)
 - 1st visit to determine where the driveway should be placed (sight distance, etc.) and give property owner driveway design, and pavement thickness requirements.
 - 2nd visit to inspect the pipe location, inspect the concrete forms (etc) and watch the pour (or inspect post pour conditions)

2 visits @ 4 hrs each = 8 hours

8 hours @ \$15 per hour (salary only)

8 hours @ \$25 per hours (salary + fringe + overhead) = **\$200**

HOW PERMIT FEES WERE CALCULATED

<u>District</u>	<u># of Inspectors</u>	<u>Inspectors Salary</u>	<u># of Engineers</u>	<u>Engineers Salary</u>
1	6	\$175,725	6	\$211,038
2	7	\$172,000	7+	\$214,553
3	8	\$186,300	6	\$186,740
4	7	\$209,300	6	\$183,525
5	4	\$104,650	6	\$185,498
6	6	\$234,100	6	\$158,335
7	11	\$328,900	8	\$274,028
G.O. (not counting State Traffic Engineer, Director of Operations, or Chief Engineer)			4+	\$185,016

Total (salaries alone) 49		\$1,410,975	49+	\$1,598,733
Total W/ Fringe (40.564%)		\$1,983,323		\$2,247,243
Total W/ Fringe & Overhead (25%)		\$2,479,153		\$2,809,054
Total Cost to Department for Access Management:				\$5,288,207

Total amount needed per permit to recover Department Costs:

\$2,100 (inspection) + \$2,300 (Engineering) x 1200 permits = \$5,280,000

(\$100,000 Bond x 2% = \$2,000) (MEDIUM sized review = \$2,000) (avg. 2006 & 2007= 1200 permits)

LOCAL GOVERNMENTS

City of Atlanta: \$5 per \$1000 of total construction costs(\$50 min)

Fulton County: \$350 + \$5/acre of disturbed land

DeKalb County: \$100 per disturbed acre(\$150 min)

Clayton County: \$50 application fee; +\$100/SF for 0-10,000 SF;
\$0.15/ SF for 10,001+ SF

Rockdale County: \$500 + \$50/disturbed acre; 3rd review fee- 50% of original, 4th review- 100% of original; 5th and subsequent- 200% of original

Douglas County:

Construction Costs

\$0-\$3,000

\$3,001-\$50,000

\$50,001-\$100,000

\$100,001-\$500,000

\$500,001 and up

Fees

\$54.75

\$27.38 for the first \$3,000 + **\$6.57/\$1000**

\$336.71 for the first \$50,000 + **\$5.48/\$1000**

\$609.92 for the first \$100,000 + **\$4.38/\$1000**

\$2,361.92 for the first \$500,000 + **\$3.29/\$1000**

LOCAL GOVERNMENTS

City of Kingsland

- Subdivisions

Plat: \$ 80.00 plus additional (Development Plan fee below) per acre.

Development Plans: \$100.00 per lot plus \$40.00 per acre.

\$500.00 up to 9 lots

\$2000.00 up to 200 Lots

\$2500.00 greater than 200 lots.

- Commercial

Flat Fee \$800.00 plus additional special reviews

Columbia County

- 0-7 ½ acres (site)= \$500.00
- 7 ½ -10 acres = \$750.00
- 10 + acres = \$1000.00 for each acre over 10 acres

City of Valdosta – based on the value of the proposed work =\$1000.00 up to \$50,000.00 depending on size of work

City of Savannah-

- Residential = \$75.00
- Commercial = 125.00
- Special Encroachment = application fee \$45.00
- R/W disturbance = \$40.0

Chatham County- application fee= \$50.00

- Commercial developments Over 0.25 acres = \$6,000.00 plus \$1,000.00 per each additional acre. If less than 0.25 acres= \$1,750.00
- Residential driveways = 450.00

Example Bond Chart

Posted Speed Limit	Number of Turn Lanes*	Roadway Type**	Calculated Cost	<u>Minimum</u> Bond amount ***
<=35	one	rural	\$34,263	\$40,000
<=35	one	urban	\$53,238	\$60,000
<=35	two	rural	\$64,890	\$70,000
<=35	two	urban	\$83,865	\$90,000
40-45	one	rural	\$44,143	\$50,000
40-45	one	urban	\$63,118	\$70,000
40-45	two	rural	\$98,975	\$100,000
40-45	two	urban	\$117,950	\$120,000
50-55	one	rural	\$51,553	\$60,000
50-55	one	urban	\$70,528	\$80,000
50-55	two	rural	\$119,722	\$120,000
50-55	two	urban	\$138,697	\$140,000
>=60	one	rural	\$61,432	\$70,000
>=60	one	urban	\$80,407	\$90,000
>=60	two	rural	\$145,410	\$150,000
>=60	two	urban	\$164,385	\$170,000

Add \$120,000 to Bond if new signal, add \$60,000 for existing signal modification

* For multiple driveways, add the bond amounts for each drive

** Urban = with curb and gutter; Rural = Paved or graded shoulders

***Bond amount may be increased at the District Engineer's discretion