

COUNTY COUNCIL OF BEAUFORT COUNTY
ADMINISTRATION BUILDING
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
100 RIBAUT ROAD

POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901-1228

TELEPHONE: (843) 255-2000

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www.bcgov.net

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COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
DEPUTY COUNTY ADMINISTRATOR
SPECIAL COUNSEL

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA

PUBLIC FACILITIES COMMITTEE

Tuesday, January 20, 2015

3:30 p.m.

Conference Room, Building 3

Beaufort Industrial Village

104 Industrial Village Road, Beaufort

Committee Members:

Gerald Dawson, Chairman
Roberts "Tabor" Vaux, Vice Chairman
Cynthia Bensch
Rick Caporale
Steve Fobes
Alice Howard
William McBride

Staff Support:

Andrew Dalkos, Division Director
Systems Management
Colin Kinton, Division Director
Transportation Engineering
Eric Larson, Division Director
Environmental Engineering
Robert McFee, Division Director
Facilities & Construction Engineering

1. CALL TO ORDER – 3:30 P.M.
2. CONSIDERATION OF CONTRACT AWARD
 - A. Traffic Signal Installation / Bluffton Parkway at Buckingham Plantation Drive ([backup](#))
3. BEAUFORT COUNTY DIRT ROAD PAVING REQUIREMENTS FOR DIRT ROADS WITHOUT RIGHT OF WAY CONDEMNATION REQUEST – DEVONWOOD DRIVE, BLUFFTON ([backup](#))
4. UPDATE / TROTTER'S LOOP DIRT ROAD RIGHT OF WAY ACQUISITION ([backup](#))
5. UPDATE / RIVERPORT / EXIT 3 ([backup](#))
6. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
 - A. Solid Waste and Recycling Board
7. ADJOURNMENT





COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY TRAFFIC & TRANSPORTATION
ENGINEERING DEPARTMENT
113 Industrial Village Road, 29906
PO Drawer 1228, Beaufort, SC 29901-1228
Phone: (843) 255-2940 Fax: (843) 255-9443

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *GKubic*
Josh Gruber, Deputy County Administrator *JG*
Alicia Holland, Chief Financial Officer *AH*
Monica Spells, Asst. Co. Administrator, Civic Engagement *MS*
Dave Thomas, Purchasing Director *DT*

FROM: Colin Kinton, Director of Transportation Engineering *CK*

SUBJ: Contract Award for Traffic Signal Installation at Bluffton Parkway and
Buckingham Plantation Drive IFB #120914TE

DATE: January 12, 2015

BACKGROUND. Beaufort County requested bids for the installation of a new traffic signal at the intersection of Bluffton Pkwy and Buckingham Plantation Dr. The signal is to replace the existing all-way stop with the completion of Bluffton Pkwy Phase 5A Flyover project. Signal construction was originally included in the flyover project contract; however, due to the need for redesign of the signal, it was removed from the contract to bid separately.

On December 9, 2014, the following bids were received:

Walker Brothers, Inc, Lexington, SC	\$77,497
Premier Contractors, Inc., Williston, SC	\$80,356
ALS of North Carolina, Inc., Salisbury, NC	\$80,755
Engineers Estimate	\$68,162

An analysis of Walker Brothers, Inc., bid prices revealed no apparent cause for rejecting their bid. Therefore, Walker Brothers, Inc. is the certified lowest responsible/responsive bidder.

Staff is requesting a 10% project contingency of \$7,750. Total project budget is \$85,247.

FUNDING. Bluffton Parkway Phase 5A construction is paid for from sales tax projects, Account #33401-54500. As of 11/26/14, there is an available budget of \$3,067,455.

FOR ACTION. Public Facilities Committee meeting on January 20, 2015.

RECOMMENDATION. The Public Facilities Committee approve a contract award to Walker Brothers, Inc., for \$77,497 for the traffic signal installation at Bluffton Parkway and Buckingham Plantation Drive. Additionally, approve a project contingency of 10% bringing the total budget to \$85,247 with funding as outlined above.

Attachments: i) Location Map



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY ENGINEERING DEPARTMENT
104 Industrial Village Road, Building #3, Beaufort, SC 29906
Post Office Drawer 1228, Beaufort, SC 29901-1228
Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *gkubic*
Josh Gruber, Deputy County Administrator *JG*

FROM: Robert McFee, PE, Facilities & Construction Engineering Director *RM*

SUBJ: **Beaufort County Dirt Road Paving Requirements for Dirt Roads Without Right of Way
Condemnation Request– Devonwood Drive, Bluffton**

DATE: January 14, 2015

BACKGROUND. Devonwood Drive is a dirt road located off of Burnt Church Road which interconnects to Benton Field Drive. Public Works has maintained this approximately 0.3 mile dirt road for over 20 years. Devonwood Drive was ranked 4th and selected for paving in the FY 14/15 – FY 16/17 Dirt Road Paving Program.

Staff presented the original request for condemnation at the September 15, 2014 Public Facilities Committee meeting. The Committee deferred consideration of the request to allow County staff to meet with the owners of the platted right of way who do not want the road paved, and for staff to obtain information about traffic and residents of Devonwood Drive. Traffic Engineering prepared a map, traffic studies, and recommendations associated with paving of Devonwood (attached). Engineering sent another letter to the owner of the right of way on November 14, 2014 but did not get a response. On January 13, 2015, the construction manager met with the right of way owner to discuss the road, proposed traffic mitigation measures, and the need for right of way. The owner understands the proposed mitigations but does not see them as effective. They understand the county has offered the proposed mitigation but still decline to grant right of way because of reservations that paving the road would be detrimental to the neighborhood.

The Beaufort County Transportation Committee rating for paving is very high, reflecting the level of maintenance provided by the County Public Works Department. Across the County, dirt road maintenance costs average 2.7 times more than road maintenance for paved County roads. Devonwood Drive also provides a second access to the County's fuel facility and to the Public Works South site as well as the Lowcountry Rural Transportation Authority. Should the only paved access to the fueling facility become blocked, operations of public service and emergency vehicles can be impacted, so a second all weather access to the facility is highly desirable. The Public Works and Engineering Departments jointly recommend that the committee approve condemnation of the platted right of way for Devonwood Drive in order to facilitate paving of the road. The committee may alternately elect to designate Devonwood Drive as a private road and direct that the county perform no further work or maintenance on this road.

FOR ACTION. Public Facilities Committee on January 20, 2015.

RECOMMENDATION. The Public Facilities Committee approves and recommend to County Council to approve condemnation of the platted right of way for Devonwood Drive in order to facilitate paving of the road.

JRM/DS/mjh

Attachments: 1) Traffic Engineering Information & Property Map
2) Sample Right of Way Request Letters
3) 9/15/14 Public Facilities Agenda Item

cc: Eddie Bellamy



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Devonwood Drive Traffic Engineering Information and Recommendations

Background Information

Traffic counts have been collected, indicating very low traffic volumes on this roadway. Counts are included on the attached map for reference.

Staff has determined the number of residential buildings along Devonwood Dr and Devonwood Ct = 24. The number of commercial buildings = 2. Total number of parcels = 10.

BCSD has indicated that 10 children live along Devonwood Dr and Devonwood Ct that walk to M.C Riley Elementary for school. There is an existing marked crosswalk across Burnt Church Rd and a crossing guard is present before and after school to assist children crossing the road to/from M.C. Riley El.

Devonwood is posted for No TRUCKS at both ends. It is understood that Public Works and LRTA are aware of this posting and do not use Devonwood to access the fuel depot. Busses and trucks would only use this route in an emergency.

Recommendation

In order to control vehicle speeds on Devonwood Drive and to ensure the safety of school children walking to school, Traffic Engineering recommends the inclusion of two engineered speed humps on Devonwood Drive. These speed humps will be installed at equal spacing along the length of the roadway that will maintain a vehicle crossing speed of approximately 20 mph.

The estimated additional cost to include two speed humps in the design of a dirt roadway to be paved is approximately \$6,000.

This roadway could be a good test case of the inclusion of traffic calming speed humps in the design of a County road paving project rather than afterwards in an effort to address citizen concerns.

A second consideration could be the inclusion of a concrete sidewalk along Devonwood Dr between Burnt Church Rd and Devonwood Ct as an added element of the roadway paving project. An additional small easement or right of way would likely be necessary to accommodate a sidewalk of approximately 757 feet long from Devonwood Court to Burnt Church Road. A sidewalk would cost approximately \$30,000 plus the costs of any clearing and fence relocations that may be required.

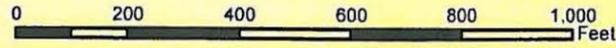
Devonwood Drive Properties; Bluffton, SC

(Color Photo 2014)



Prepared by
Beaufort County
GIS Division

Generated September 30, 2014



PIN	Owner	Mailing Address	City	State	ClassCode	Res Bldgs	Comm Bldgs
R600 039 000 0203 0000	GORMAN MICHAEL E Sr	12 DEVONWOOD DR	BLUFFTON	SC	ResImp SingleFamily	1	0
R600 039 000 0205 0000	CLINTON JAMES ALLEN II LORENA B	14 DEVONWOOD DR	BLUFFTON	SC	MHVac UnplattedSite Severe	1	0
R600 039 000 0206 0000	BH HOLDINGS LLC (A SOUTH CAROLIN	PO BOX 22561	HILTON HEAD ISL	SC	CommVac	0	1
R600 039 000 0226 0000	GEORGE GILLESPIE REVOC TRUST	15 ROCKY CREEK LN	GREENVILLE	SC	ResVac Platted&Unplatted	0	0
R600 039 000 0269 0000	STRICKLAND JONI LEWIS	50 HAYES LN	CERRO GORDO	NC	ComImp MobileHomePark	19	0
R600 039 000 0271 0000	ROOKER WILLIAM A ROSA L JTROS	PO BOX 9	BLUFFTON	SC	MHImp UnplattedSite	2	0
R600 039 000 0286 0000	LOWCOUNTRY REGIONAL TRANSPOR	PO BOX 2029	BLUFFTON	SC	Governmental Vac	0	1
R600 039 000 1552 0000	LEWIS RUSSELL ANTHONY	1 DEVONWOOD DR	BLUFFTON	SC	ResImp SingleFamily	1	0
R600 039 000 226A 0000	GEORGE GILLESPIE REVOC TRUST	15 ROCKY CREEK LN	GREENVILLE	SC	ResVac Platted&Unplatted	0	0
R600 040 000 0003 0000	ALAN A ULMER REVOCABLE TRUST E	177 ULMER RD	BLUFFTON	SC	AgVac Forest	0	0

10 Children who attend MC Riley Elementary School live along Devonwood Drive.
00 = AM Peak
(00) = PM Peak



November 14, 2014

Alan A. Ulmer, Jr.
P.O. Box 23
Bluffton, SC 29910-0023

Re: Devonwood Drive (formerly Sawmill Road)

Dear Mr. Ulmer:

The County has reviewed your concerns regarding speeding vehicles on Devonwood Drive. We have determined that it would be appropriate to install speed humps in order to control the traffic on this road. If you will convey your interest in Devonwood Drive to Beaufort County, we will pave the road and install two speed humps.

We have enclosed a quitclaim deed for this purpose. We respectfully request that you execute this deed, have it notarized, and return it to the Engineering Division in the self-addressed envelope provided. If you do not wish to grant the right-of-way, please return the unsigned deed in the same envelope.

Should you have any questions or concerns, please contact Eric Klatt, Beaufort County Right-of-Way Manager at (843) 255-2698. Thank you for your time and consideration.

Sincerely,

Eric W. Klatt
Right-Of-Way Manager

EWK/cvs
Enclosures: Deed, Map

August 16, 2013

Alan A. Ulmer, Jr.
P.O. Box 23
Bluffton, SC 29910-0023

Re: Devonwood Drive (formerly Sawmill Road)

Dear Mr. Ulmer:

As you know, Devonwood Drive is a County-maintained dirt road that runs from Burnt Church Road to Benton Field Road. It is approximately 1,360' long and has a platted 50' right-of-way. The right-of-way actually extends about 350' beyond Benton Field Road.

Our research indicates that you, C. A. Ulmer, and Hugh M. Ulmer are the owners of the Devonwood Drive right-of-way. Beaufort County would like to acquire your interest in this roadway in order to qualify it for our CTC-funded road paving program.

The CTC, or County Transportation Committee, is responsible for selecting the dirt roads to be paved and for administering the State gas tax money used to fund the paving program. One of the CTC's requirements is that the County acquire a 50' right-of-way on a given road before it can be paved. A quitclaim deed has been enclosed for this purpose. We respectfully request that you execute this deed, have it notarized, and return it to the Engineering Division in the self-addressed envelope provided. If you do not wish to grant the right-of-way, please notify the Engineering Division as soon as possible and return the unsigned deed to the above address.

Should you have any questions or concerns, please contact Eric Klatt, Beaufort County Right-of-Way Manager at (843) 255-2698. Thank you for your time and consideration.

Sincerely,

J. Robert McFee, PE
Division Director, Engineering and Infrastructure

JRM/EWK/cvs
Enclosures: Deed, Map

November 14, 2014

C. A. Ulmer
P.O. Box 81
Bluffton, SC 29910-0081

Re: Devonwood Drive (formerly Sawmill Road)

Dear Mr. Ulmer:

The County has reviewed your concerns regarding speeding vehicles on Devonwood Drive. We have determined that it would be appropriate to install speed humps in order to control the traffic on this road. If you will convey your interest in Devonwood to Beaufort County, we will pave the road and install two speed humps.

We have enclosed a quitclaim deed for this purpose. We respectfully request that you execute this deed, have it notarized, and return it to the Engineering Division in the self-addressed envelope provided. If you do not wish to grant the right-of-way, please return the unsigned deed in the same envelope.

Should you have any questions or concerns, please contact Eric Klatt, Beaufort County Right-of-Way Manager at (843) 255-2698. Thank you for your time and consideration.

Sincerely,

Eric W. Klatt
Right-Of-Way Manager

EWK/cvs
Enclosures: Deed, Map

August 16, 2013

C. A. Ulmer
P.O. Box 81
Bluffton, SC 29910-0081

Re: Devonwood Drive (formerly Sawmill Road)

Dear Mr. Ulmer:

As you know, Devonwood Drive is a County-maintained dirt road that runs from Burnt Church Road to Benton Field Road. It is approximately 1,360' long and has a platted 50' right-of-way. The right-of-way actually extends about 350' beyond Benton Field Road.

Our research indicates that you, Alan A. Ulmer, and Hugh M. Ulmer are the owners of the Devonwood Drive right-of-way. Beaufort County would like to acquire your interest in this roadway in order to qualify it for our CTC-funded road paving program.

The CTC, or County Transportation Committee, is responsible for selecting the dirt roads to be paved and for administering the State gas tax money used to fund the paving program. One of the CTC's requirements is that the County acquire a 50' right-of-way on a given road before it can be paved. A quitclaim deed has been enclosed for this purpose. We respectfully request that you execute this deed, have it notarized, and return it to the Engineering Division in the self-addressed envelope provided. If you do not wish to grant the right-of-way, please notify the Engineering Division as soon as possible and return the unsigned deed to the above address.

Should you have any questions or concerns, please contact Eric Klatt, Beaufort County Right-of-Way Manager at (843) 255-2698. Thank you for your time and consideration.

Sincerely,

J. Robert McFee, PE
Division Director, Engineering and Infrastructure

JRM/EWK/cvs
Enclosures: Deed, Map

November 14, 2014

Hugh M. Ulmer
707 Stuart St.
Savannah, GA 31405

Re: Devonwood Drive (formerly Sawmill Road)

Dear Mr. Ulmer:

The County has reviewed your concerns regarding speeding vehicles on Devonwood Drive. We have determined that it would be appropriate to install speed humps in order to control the traffic on this road. If you will convey your interest in Devonwood to Beaufort County, we will pave the road and install two speed humps.

We have enclosed a quitclaim deed for this purpose. We respectfully request that you execute this deed, have it notarized, and return it to the Engineering Division in the self-addressed envelope provided. If you do not wish to grant the right-of-way, please return the unsigned deed in the same envelope.

Should you have any questions or concerns, please contact Eric Klatt, Beaufort County Right-of-Way Manager at (843) 255-2698. Thank you for your time and consideration.

Sincerely,

Eric W. Klatt
Right-Of-Way Manager

EWK/cvs
Enclosures: Deed, Map

August 16, 2013

Hugh M. Ulmer
707 Stuart St.
Savannah, GA 31405

Re: Devonwood Drive (formerly Sawmill Road)

Dear Mr. Ulmer:

As you know, Devonwood Drive is a County-maintained dirt road that runs from Burnt Church Road to Benton Field Road. It is approximately 1,360' long and has a platted 50' right-of-way. The right-of-way actually extends about 350' beyond Benton Field Road.

Our research indicates that you, Alan A. Ulmer, Jr., and C. A. Ulmer are the owners of the Devonwood Drive right-of-way. Beaufort County would like to acquire your interest in this roadway in order to qualify it for our CTC-funded road paving program.

The CTC, or County Transportation Committee, is responsible for selecting the dirt roads to be paved and for administering the State gas tax money used to fund the paving program. One of the CTC's requirements is that the County acquire a 50' right-of-way on a given road before it can be paved. A quitclaim deed has been enclosed for this purpose. We respectfully request that you execute this deed, have it notarized, and return it to the Engineering Division in the self-addressed envelope provided. If you do not wish to grant the right-of-way, please notify the Engineering Division as soon as possible and return the unsigned deed to the above address.

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Sincerely,

J. Robert McFee, PE
Division Director, Engineering and Infrastructure

JRM/EWK/cvs
Enclosures: Deed, Map



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BEAUFORT COUNTY ENGINEERING DEPARTMENT
104 Industrial Village Road, Building #3, Beaufort, SC 29906
Post Office Drawer 1228, Beaufort, SC 29901-1228
Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *GK*
Josh Gruber, County Attorney *JG*

FROM: Robert McFee, Director of Engineering & Infrastructure *RM*

SUBJ: **Beaufort County Dirt Road Paving Requirements for Dirt Roads Without Right of Way
Condemnation Request– Devonwood Drive, Bluffton**

DATE: August 25, 2014

BACKGROUND. Devonwood Drive is a dirt road located off of Burnt Church Road which interconnects to Benton Field Drive. Public Works has maintained this approximately 0.3 mile dirt road for over 20 years. Devonwood Drive was ranked 4th and selected for paving in the FY 14/15 – FY 16/17 Dirt Road Paving Program.

In accordance with Section 106.2797 of the ZDSO and Policy Statement 17, the County should have a deeded 50 – foot right of way before the road can be advertised for a dirt road paving contract. Devonwood Drive has a platted 50 foot right of way which has never been deeded to Beaufort County. Staff has followed the current process to try and obtain deed to this right of way.

The staff efforts to-date to obtain right of way for Devonwood Drive include, researching ownership, preparing letters and deeds, and providing time for owner consideration and questions or discussions. The timeline associated with this process has been approximately ten months. The owner did not respond to staff's letters. The owner spoke with the district representative and declined to grant right of way indicating he did not want the road paved. The County Public Works Director has had conversation with the owner who has indicated concern over certain public vehicles speeding on this short road.

The Beaufort County Transportation Committee rating for paving is very high, reflecting the level of maintenance provided by the County Public Works Department. Devonwood Drive also provides a second access to the County's fuel facility and to the Public Works South site as well as the Lowcountry Rural Transportation Authority. Should the only paved access to the fueling facility become blocked, operations of public service and emergency vehicles can be impacted, so a second all weather access to the facility is highly desirable. The Public Works and Engineering Departments jointly recommend that the committee approve condemnation of the platted right of way for Devonwood Drive in order to facilitate paving of the road.

FOR ACTION. Public Facilities Committee on September 15, 2014.

RECOMMENDATION. The Public Facilities Committee approves and recommend to County Council to approve condemnation of the platted right of way for Devonwood Drive in order to facilitate paving of the road.

JRM/DS/mjh

Attachments: 1) Location Map
2) Sample Right of Way Request Letters

cc: Eddie Bellamy

Legend

-  STREETS
-  NOT GRANTED R/W
-  WATER



DEVONWOOD CT

DEVONWOOD DR

BENTON FIELD RD

ULMER RD

DEVONWOOD DR R/W PARCELS



Prepared by
Beaufort County
GIS Division

Generated September 05 2014



August 16, 2013

Alan A. Ulmer, Jr.
P.O. Box 23
Bluffton, SC 29910-0023

Re: Devonwood Drive (formerly Sawmill Road)

Dear Mr. Ulmer:

As you know, Devonwood Drive is a County-maintained dirt road that runs from Burnt Church Road to Benton Field Road. It is approximately 1,360' long and has a platted 50' right-of-way. The right-of-way actually extends about 350' beyond Benton Field Road.

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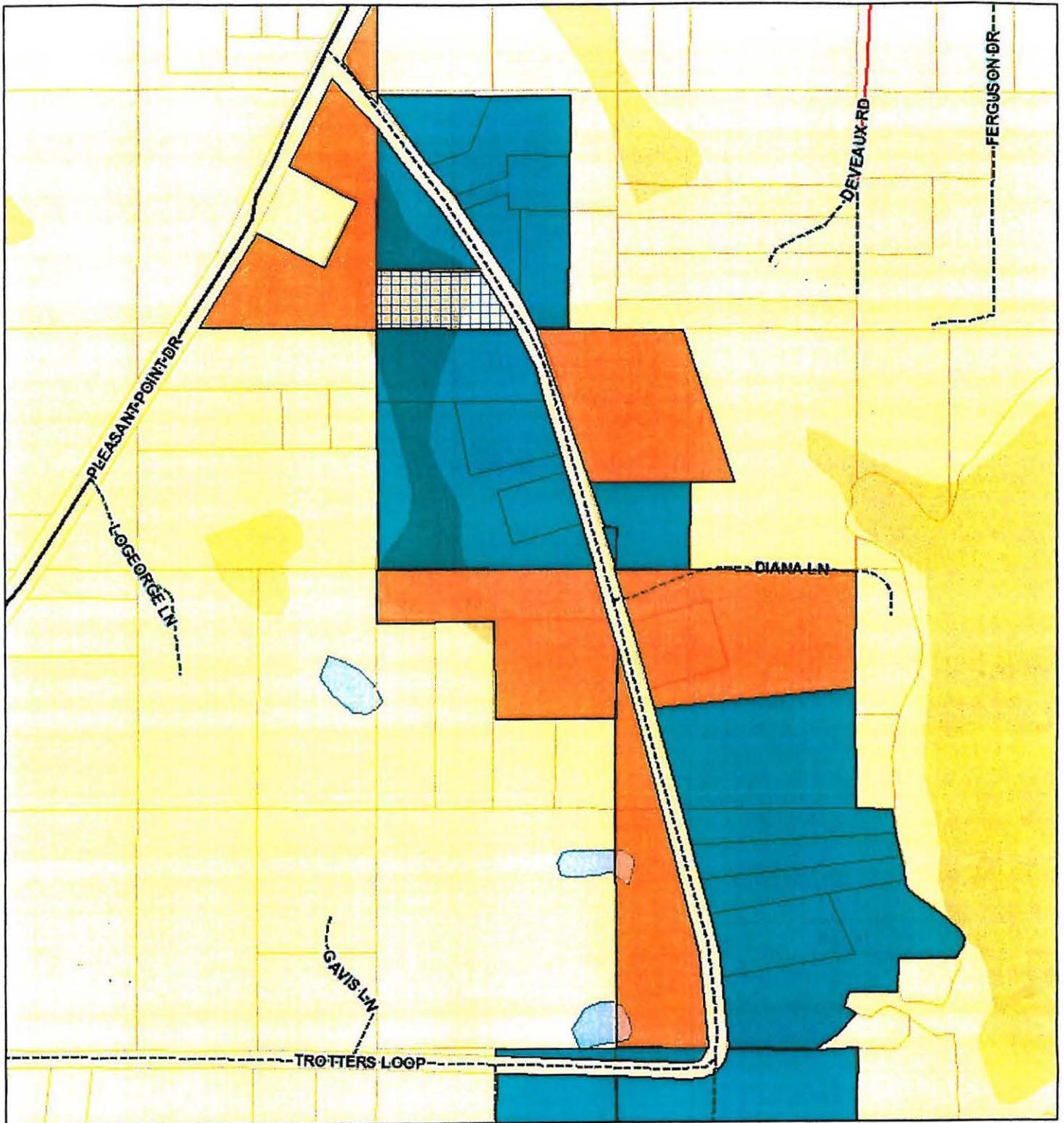
Should you have any questions or concerns, please contact Eric Klatt, Beaufort County Right-of-Way Manager at (843) 255-2698. Thank you for your time and consideration.

Sincerely,

J. Robert McFee, PE
Division Director, Engineering and Infrastructure

JRM/EWK/cvs
Enclosures: Deed, Map

TROTTERS LOOP



R/W DEEDS HAVE BEEN SUBMITTED FOR 20 OF 30 ABUTTING PARCELS (SHOWN IN BLUE). OF THE REMAINING 10 PARCELS, 4 OF THE LISTED OWNERS ARE DECEASED, 3 LIVE OT-OF-TOWN, AND 1 HAS 9 LIVING PART-OWNERS.



**COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY ENGINEERING DEPARTMENT
104 Industrial Village Road, Building #3, Beaufort, SC 29906
Post Office Drawer 1228, Beaufort, SC 29901-1228
Telephone: 843-255-2700 Facsimile: 843-255-9420**

TO: Gary Kubic, County Administrator
Josh Gruber, Deputy County Administrator

FROM: Robert McFee, PE, Director Facilities & Construction Engineering

SUBJ: The RiverPort /Exit 3

DATE: December 23, 2014

The RiverPort/Exit 3 project is a 5,200 acre planned development in Jasper County within the Hardeeville City limits. This property is owned by Stratford Company and straddles I-95 at mile marker 3. The current master plan of the property development shows approximately 2340 acres of mixed use village, 840 acres of commercial village and approximately 1755 acres of business park (see attachment A).

The business park component will be one of the largest logistics and industrial sites in the southeast with an estimated 30 year build out of 15 million square feet of industrial space. (State Transportation Infrastructure Bank (SIB) application, City of Hardeeville , 2009). The need for these additional business park facilities is based on the permitted expansion and projected growth of the Port of Savannah. The Georgia State Ports Authority reports a 23% increase in container traffic over the last 5 years with almost 3 million units handled in 2013. The expansion plans forecast a more aggressive growth rate with the completion of the Panama Canal expansion in 2015 (Georgia Ports Authority Guide, 2014).

Stratford Land has completed the first development phase of the project, which includes the construction of approximately 1,800 lf of four lane entrance road and associated water and sewer utilities. This section of roadway begins at US Highway 17, and is considered the first leg of the RiverPort Parkway which will ultimately connect to the Proposed Exit 3 interchange. In addition, the other portion of the local match, the preliminary plans for the remainder of RiverPort Parkway South have now been completed.

RiverPort represents a significant economic development opportunity for the region and based on an economic analysis performed in 2009, it is anticipated this development will lead to an increase of over \$230 million in total personal income for Jasper County as well as more than 8100 new jobs by year 10 (Miley, Gallo and Assoc., 2009). Based on these forecasts, the City of Hardeeville and Jasper County were awarded a \$3.9 million grant by the State Infrastructure Bank in 2011 in order to pursue the environmental permitting and design plans for the public use components of the interchange and road network west of US 17. The City of Hardeeville and Jasper County entered into an Intergovernmental Agreement with the SIB for this allocation in 2012.

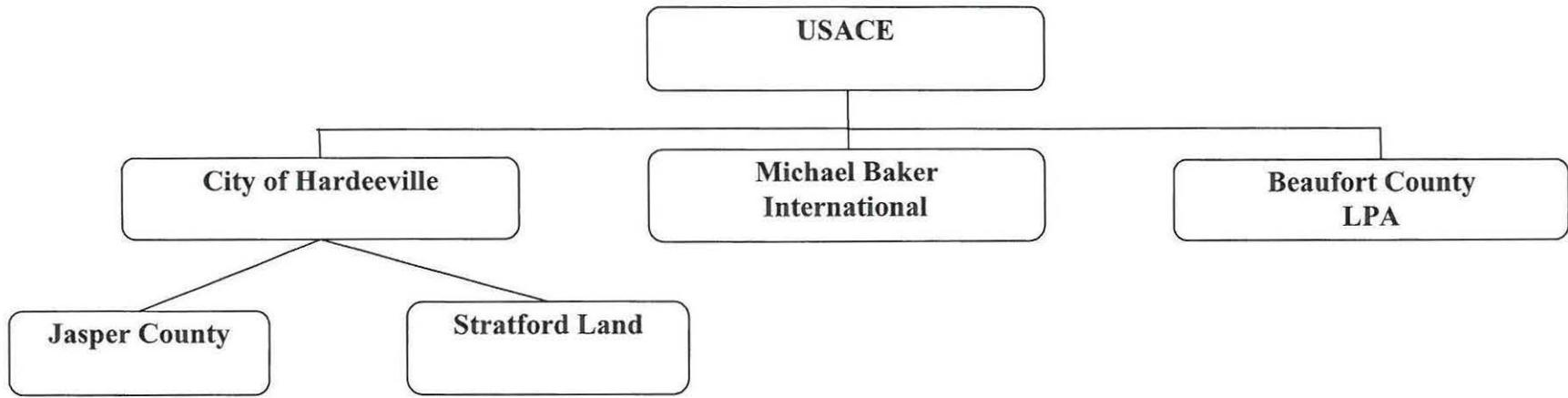
RiverPort represents a significant economic development opportunity for the region and based on an economic analysis performed in 2009, it is anticipated this development will lead to an increase of over \$230 million in total personal income for Jasper County as well as more than 8100 new jobs by year 10 (Miley, Gallo and Assoc., 2009). Based on these forecasts, the City of Hardeeville and Jasper County were awarded a \$3.9 million grant by the State Infrastructure Bank in 2011 in order to pursue the environmental permitting and design plans for the public use components of the interchange and road network west of US 17. The City of Hardeeville and Jasper County entered into an Intergovernmental Agreement with the SIB for this allocation in 2012.

In order for Jasper County and the City of Hardeeville to maintain the projects eligibility for potential Federal Funding it was agreed that, in the interest of regional cooperation, Beaufort County would act as the Local Public Agency (LPA). This was formalized in a Memorandum of Understanding between Beaufort County, Jasper County, the City of Hardeeville and Stratford Company in 2011. Consistent with this cooperative approach, Baker International was selected as the primary consultant on the project based on their qualifications by an evaluation committee consisting of all MOU signatories in 2012. These governmental relationships are illustrated in attachment B.

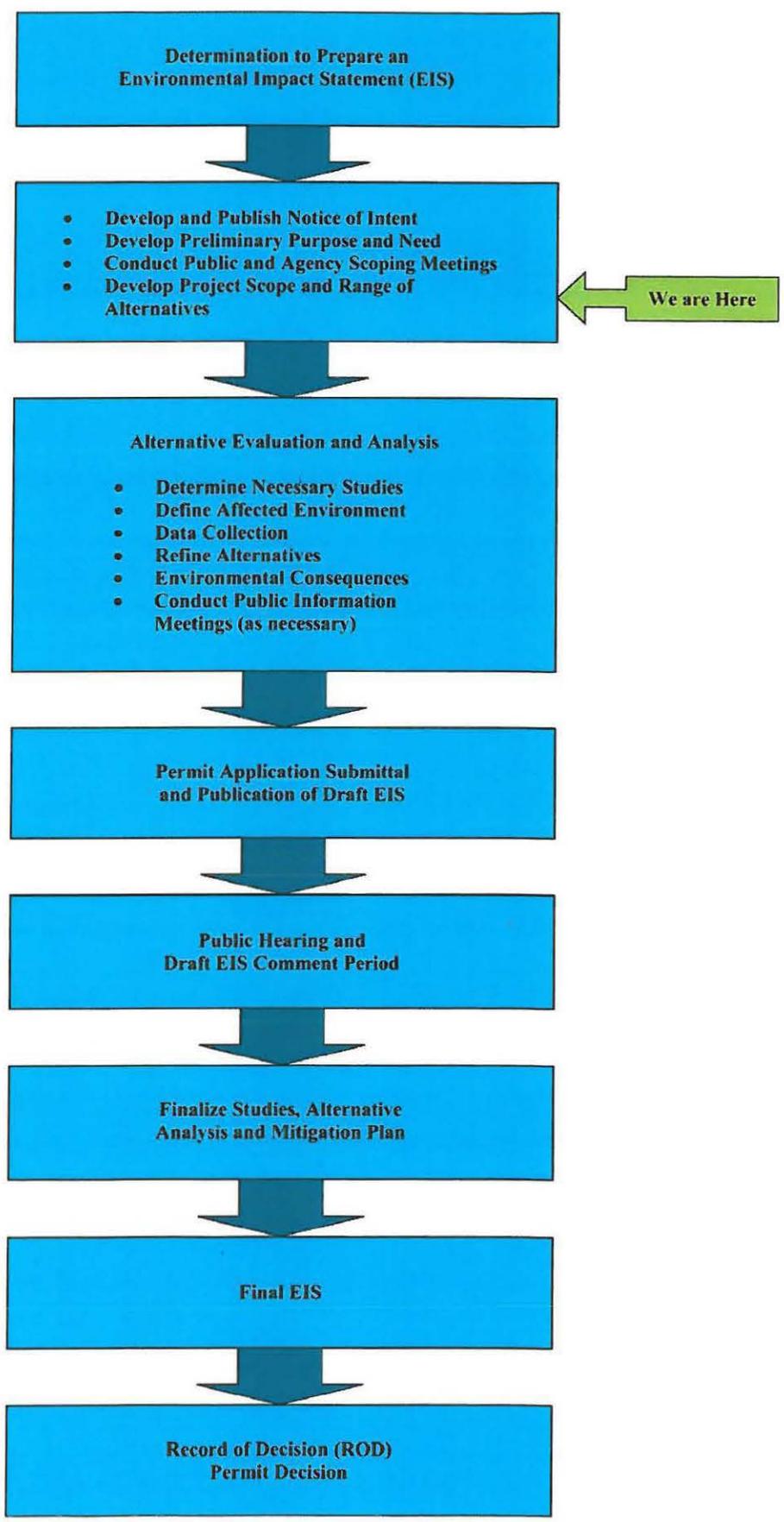
Based on discussions with the Army Corps of Engineers (USACE) it was determined that due to the vast scope of the project, an Environmental Impact Statement (EIS) would be required to assess the impacts, both public and private, of the entire project. Based on the Intergovernmental Agreement with the SIB, there will be an appropriate sharing of cost for the EIS components with SIB monies funding the public infrastructure evaluations and Stratford Company funding the evaluations for the private sector impacts. Attachment C illustrates the EIS process. At the present time the project team is in the last phase of step 2, developing project scope and alternatives. Once these alternatives are defined, the necessary studies required by the National Environmental Policy Act (NEPA) will be performed under the supervision and direction of the USACE. It is estimated that EIS process will be complete in spring or early summer of 2016 (see EIS schedule attachment D).

GOVERNMENT ORGANIZTIONAL CHART EXIT 3

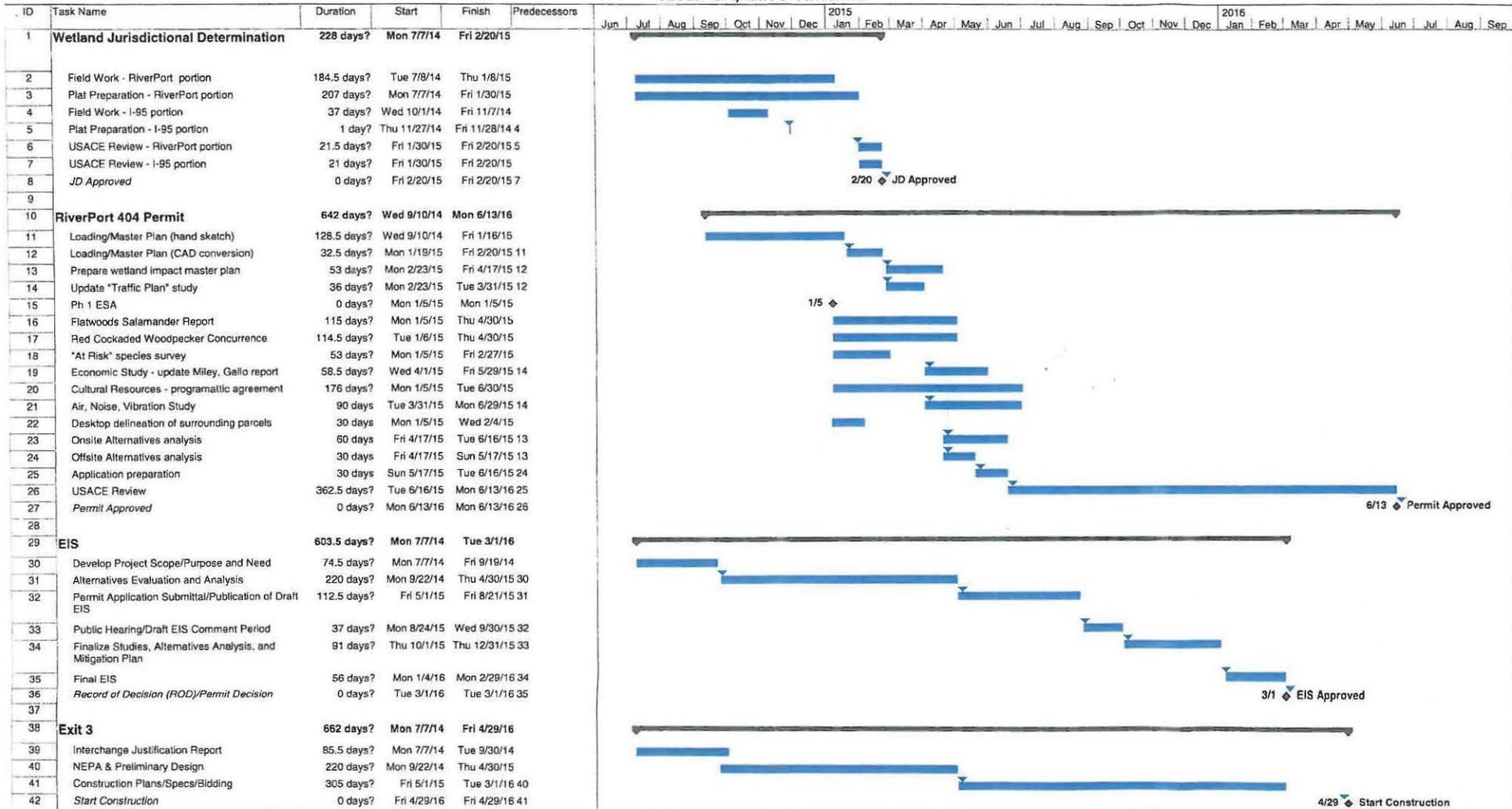
B



Environmental Impact Statement Milestone Progress



RiverPort/Exit 3 Timeline

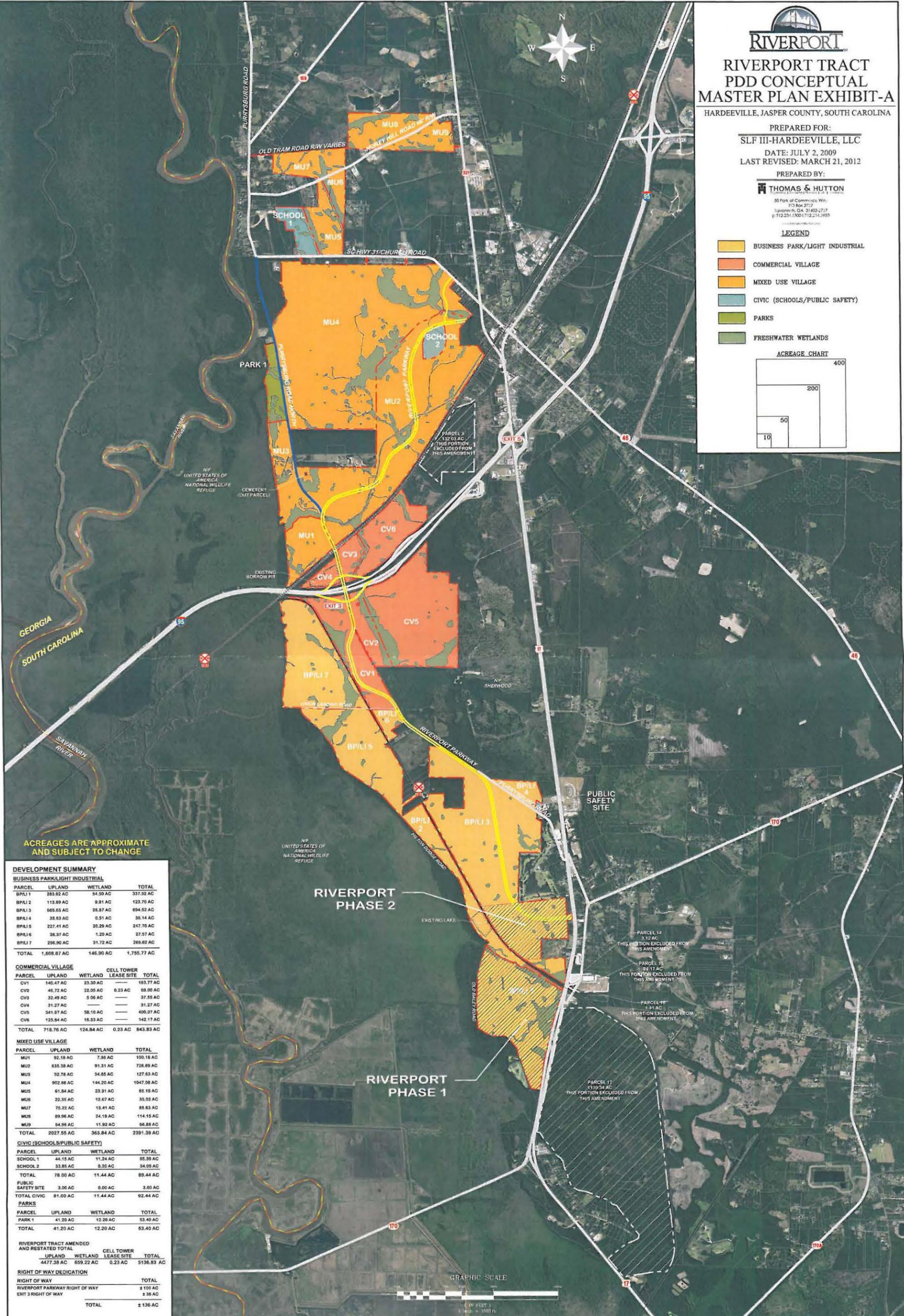
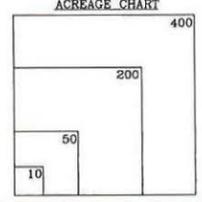


RIVERPORT
RIVERPORT TRACT
PDD CONCEPTUAL
MASTER PLAN EXHIBIT-A
 HARDEEVILLE, JASPER COUNTY, SOUTH CAROLINA

PREPARED FOR:
 SLF III-HARDEEVILLE, LLC
 DATE: JULY 2, 2009
 LAST REVISED: MARCH 21, 2012

PREPARED BY:
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- LEGEND**
- BUSINESS PARK/LIGHT INDUSTRIAL
 - COMMERCIAL VILLAGE
 - MIXED USE VILLAGE
 - CIVIC (SCHOOLS/PUBLIC SAFETY)
 - PARKS
 - FRESHWATER WETLANDS



ACREAGES ARE APPROXIMATE
 AND SUBJECT TO CHANGE

DEVELOPMENT SUMMARY

BUSINESS PARK/LIGHT INDUSTRIAL				
PARCEL	UPLAND	WETLAND	CELL TOWER LEASE SITE	TOTAL
BP/LI 1	283.02 AC	94.50 AC		377.52 AC
BP/LI 2	113.89 AC	9.81 AC		123.70 AC
BP/LI 3	665.65 AC	28.87 AC		694.52 AC
BP/LI 4	35.83 AC	0.51 AC		36.34 AC
BP/LI 5	227.41 AC	20.29 AC		247.70 AC
BP/LI 6	28.37 AC	1.20 AC		29.57 AC
BP/LI 7	296.90 AC	31.72 AC		268.62 AC
TOTAL	1,608.87 AC	146.90 AC		1,755.77 AC

COMMERCIAL VILLAGE				
PARCEL	UPLAND	WETLAND	CELL TOWER LEASE SITE	TOTAL
CV1	146.47 AC	23.39 AC		169.86 AC
CV2	46.72 AC	22.05 AC	0.23 AC	68.90 AC
CV3	32.49 AC	5.06 AC		37.55 AC
CV4	31.27 AC			31.27 AC
CV5	341.87 AC	58.10 AC		400.97 AC
CV6	125.84 AC	15.33 AC		141.17 AC
TOTAL	718.76 AC	124.84 AC	0.23 AC	843.83 AC

MIXED USE VILLAGE				
PARCEL	UPLAND	WETLAND		TOTAL
MU1	92.18 AC	7.98 AC		100.16 AC
MU2	835.58 AC	91.31 AC		926.89 AC
MU3	92.78 AC	34.85 AC		127.63 AC
MU4	902.88 AC	144.20 AC		1047.08 AC
MU5	61.84 AC	23.31 AC		85.15 AC
MU6	22.35 AC	12.67 AC		35.02 AC
MU7	75.22 AC	13.41 AC		88.63 AC
MU8	89.96 AC	24.19 AC		114.15 AC
MU9	54.96 AC	11.92 AC		66.88 AC
TOTAL	2027.55 AC	363.84 AC		2391.39 AC

CIVIC (SCHOOLS/PUBLIC SAFETY)				
PARCEL	UPLAND	WETLAND		TOTAL
SCHOOL 1	44.15 AC	11.24 AC		55.39 AC
SCHOOL 2	33.85 AC	5.20 AC		39.05 AC
TOTAL	78.00 AC	11.44 AC		89.44 AC
PUBLIC SAFETY SITE	3.00 AC	0.00 AC		3.00 AC
TOTAL CIVIC	81.00 AC	11.44 AC		92.44 AC

PARKS				
PARCEL	UPLAND	WETLAND		TOTAL
PARK 1	41.20 AC	12.20 AC		53.40 AC
TOTAL	41.20 AC	12.20 AC		53.40 AC

RIVERPORT TRACT AMENDED AND RESTATED TOTAL				
UPLAND	WETLAND	CELL TOWER LEASE SITE		TOTAL
4477.38 AC	659.22 AC	0.23 AC		5136.83 AC

RIGHT OF WAY DEDICATION				
				TOTAL
RIVERPORT PARKWAY				± 100 AC
EXIT 3 RIGHT OF WAY				± 36 AC
TOTAL				± 136 AC

JASPER OCEAN TERMINAL

HARDEEVILLE, JASPER COUNTY, SOUTH CAROLINA

RIVERPORT

EXIT 3 / I-95 INFRASTRUCTURE PROJECTS

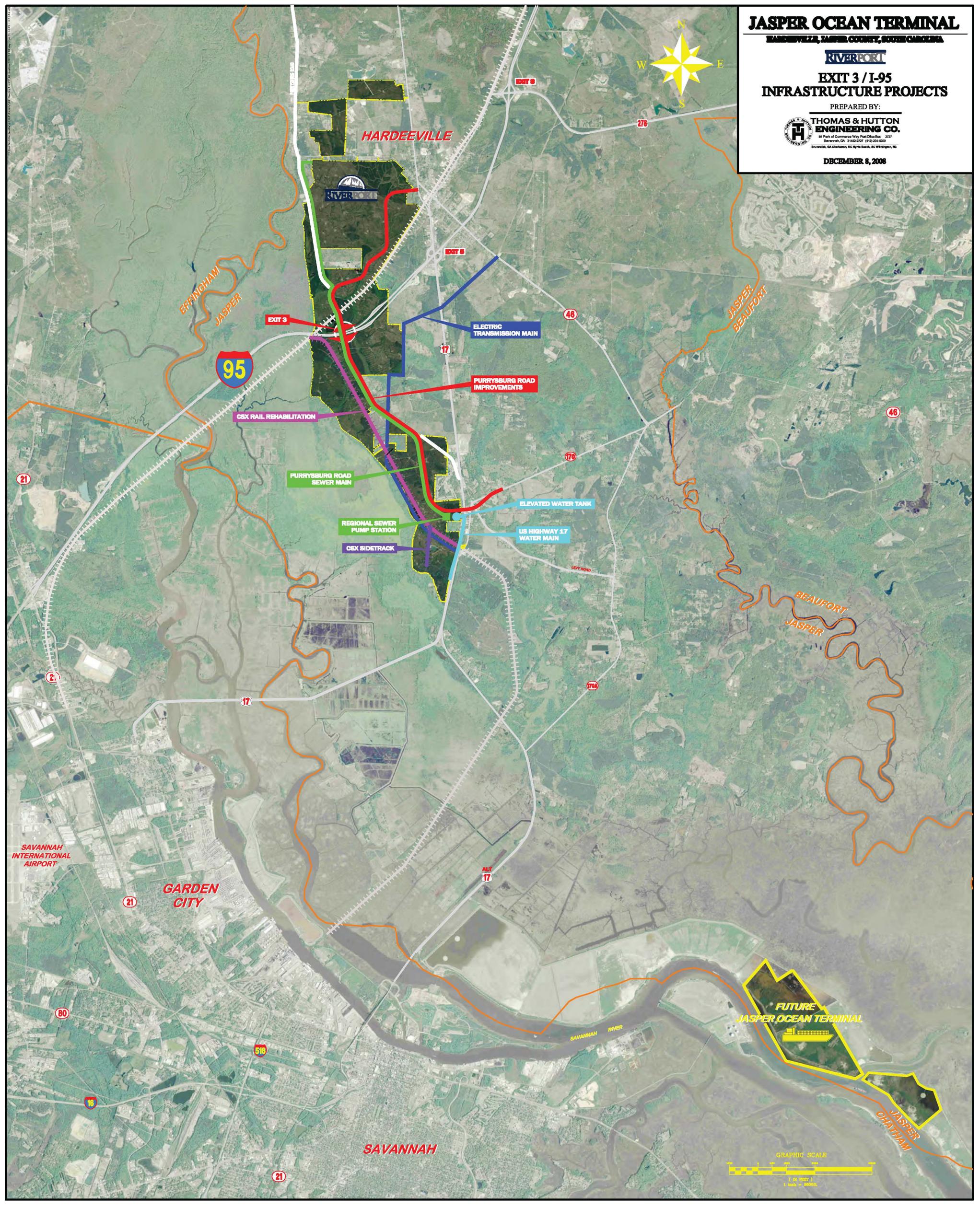
PREPARED BY:



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DECEMBER 8, 2008



95

HARDEEVILLE

BENNINGHAM
JASPER

EXIT 3

EXIT 3

ELECTRIC
TRANSMISSION MAIN

PURRYSBURG ROAD
IMPROVEMENTS

CSX RAIL REHABILITATION

PURRYSBURG ROAD
SEWER MAIN

REGIONAL SEWER
PUMP STATION

CSX SIDETRACK

ELEVATED WATER TANK

US HIGHWAY 17
WATER MAIN

JASPER
BEAUFORT

BEAUFORT
JASPER

SAVANNAH
INTERNATIONAL
AIRPORT

GARDEN
CITY

SAVANNAH

FUTURE
JASPER OCEAN TERMINAL

JASPER
CHATTAHOOCHIE

GRAPHIC SCALE

