

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

D. PAUL SOMMERVILLE
CHAIRMAN

GERALD W. STEWART
VICE CHAIRMAN

COUNCIL MEMBERS

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ROBERTS "TABOR" VAUX

TELEPHONE: (843) 255-2000

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GARY T. KUBIC
COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
DEPUTY COUNTY ADMINISTRATOR
SPECIAL COUNSEL

THOMAS J. KEAVENY, II
COUNTY ATTORNEY

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA
PUBLIC FACILITIES COMMITTEE

Monday, February 15, 2016

2:00 p.m.

Executive Conference Room, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

Committee Members:

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

Staff Support:

Colin Kinton, Division Director
Transportation Engineering
Eric Larson, Division Director
Environmental Engineering
Robert McFee, Division Director
Facilities and Construction Engineering

1. CALL TO ORDER – 2:00 P.M.
2. PRESENTATIONS / REQUESTS FOR INCLUSION OF CAPITAL PROJECT SALES TAX ITEMS
 - A. Technical College of the Lowcountry
 - B. Daufuskie Island
 - C. Public Safety / Communications / Complete Equipment Upgrades
 - D. Big Road
3. CONSIDERATION OF CONTRACT AWARDS
 - A. Detention Center Needs Assessment Study ([backup](#))
 - B. Dirt Road Paving Contract 47 – Trotters Loop and Johnson Landing Road, Lady's Island ([backup](#))
 - C. Design Services Fee Increase for County Animal Services and Control Facility ([backup](#))
4. REMOVING PROSPECT ROAD, DAUFUSKIE ISLAND, FROM COUNTY MAINTENANCE INVENTORY ([backup](#))
5. ACCEPTANCE OF KATO LANE RIGHT OF WAY, PORT ROYAL ISLAND ([backup](#))
6. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
 - A. County Transportation Committee
7. EXECUTIVE SESSION
 - A. Discussion of negotiations incident to proposed contractual arrangements and proposed purchase or sale of property
8. ADJOURNMENT

2015 Strategic Plan Committee Assignments

Law Enforcement Center Study
Windmill Harbour Entrance Solution and Funding
Bridge Replacement Plan
Sidewalks / Biking in Rural Areas Plan and Funding





COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT
106 Industrial Village Road, Bldg 2 Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee
FROM: Dave Thomas, CPPO, Purchasing Director *DLT*
SUBJ: **Request Contract Award for RFP #101515 for the Beaufort County Detention Center Needs Assessment Study**
DATE: February 15, 2016

BACKGROUND: The Purchasing Department received five proposals from qualified firms to provide a Needs Assessment Study for the Beaufort County Detention Center. The selected firm will provide a needs assessment, which at a minimum, includes an inventory and assessment of the current facility to determine the feasibility of expansion/renovation, forecast the capacity requirements up to 50 years in 10 year increments, provide operational and space requirements for future facilities, recommend a new facility, location, and land requirements, provide a Public Relations Plan, project cost for a future facility to include operations and maintenance, and prepare a final Needs Assessment Report.

VENDOR INFORMATION AND RANKING:

COST

1. Moseley Architects, Charlotte, NC	\$78,500
2. CPS and Rosser, Atlanta, GA	\$69,000
3. CGL Companies, Columbia, SC	\$79,040
4. Treanor Architects, Kansas City, MS	\$60,000*
5. Mead & Hunt, Lexington, SC	\$226,500*

*These two firms were not selected for interviews.

JH **FUNDING:** Account 10001100-56100, Admin Contingency

PRIOR YEAR COST: NA

FOR ACTION: Public Facilities Committee meeting occurring on February 15, 2016.

RECOMMENDATION: The Purchasing Department recommends that the Public Facilities Committee approves the contract award in the amount of \$78,500 to Moseley Architects to conduct a Needs Assessment Study for the Beaufort County Detention Center.

cc: Gary Kubic, County Administrator *GKUBIC*
Joshua Gruber, Deputy County Administrator *JG*
Alicia Holland, Asst. County Administrator, Finance *AH*
Philip Foot, Asst County Administrator, Public Safety *PF*

Att: Ranking Summary

RFP 101515, BC Detention Center Needs Assessment Study
 AFTER INTERVIEWS - SUMMARY SHEET

Column1	Column2	Column4	Column5
	<u>Name of Company</u>		
			<u>Comprehensive Program Services with Rosser</u>
<u>Evaluators</u>	<u>CGL Companies</u>	<u>Moseley Architects</u>	
Atherton	89	96	92
Atkinson	89	95	93
Roseneau	94	98	90
Foot	86	91	88
TOTALS:	358	380	363

1. Moseley Architects 380
2. CPS with Rosser 363
3. CGL Companies 358
4. Treanor (NOT interviewed) 317
5. Mead & Hunt (NOT interviewed) 314



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 *GK*
Josh Gruber, Deputy County Administrator *JG*
Alicia Holland, Assistant County Administrator for Finance *AH*
Monica Spells, Assistant County Administrator for Civic Engagement
Dave Thomas, Purchasing Director *DT*

FROM: Robert McFee, PE, Division Director for Construction Engineering & Facilities *JRM*

SUBJ: **Beaufort County Design Build Construction for Dirt Road Paving Contract #47 RFP #090315E**
3,696 ft of Trotters Loop and 7,920 ft of Johnson Landing Road, Lady's Island

DATE: December 8, 2015

BACKGROUND. Beaufort County issued a Request for Proposals from qualified firms to design and build the Dirt Road Paving Contract #47. The following firms responded and provided proposals for the project on 9/17/15.

<u>PROPOSER</u>	<u>AMOUNT</u>	<u>SCHEDULE</u>	
		Construction	Overall*
BES Engineering Services, Beaufort, SC	\$1,316,212.00	153 days	194 days
J.H. Hiers Construction, Walterboro, SC	\$ 1,517,912.07	190 days	365 days

*includes design & engineering

The design-build proposal process differs from a typical construction bid, in that the proposers outline how they would accomplish the project within a specified cost. In this regard, proposals are reviewed on the basis of the "value offered" rather than solely on the lowest price. A selection committee consisting of the Public Works Director, Public Works Roads & Drainage North Superintendent, Public Works General Support Superintendent, County Traffic Signal Manager and Engineering CIP Manager reviewed the proposals and asked the proposers to submit a final and best value offer. The committee subsequently met with the teams of BES Engineering Services and J.H. Hiers/Andrews & Burgess to discuss work scope and engineering/construction details.

SMB OUTREACH PLAN. This solicitation sought proposals only and did not require proposers to seek quotes from potential local small and minority subcontractor; however, proposers were required to describe a "small and minority business outreach plan" for the construction phase of the project unless self-performing all work. The County reviewed the BES Engineering Services and Hiers Construction proposal and determined the proposals provided a satisfactory SMB outreach plan for delivery of the project.

On the basis of the qualification of the firm and the value offered, it is recommended that award of Design-Build Contract #47 to BES Engineering Services in the amount of \$1,316,212. In addition, BES offered a value engineering alternative to use cement stabilized aggregate base in lieu of graded aggregate base for a deduct of \$150,000. This alternative will be evaluated after contract award.

AAH **FUNDING.** The project will be funded by TAG Funds with available budget of \$3.3 million.

FOR ACTION. Public Facilities Committee Meeting on February 15, 2015.

RECOMMENDATION. The Public Facilities Committee approve and recommend to County Council approval of a contract award to BES Engineering Services to design and build the Dirt Road Paving Contract #47 in the amount of \$ 1,316,212 funded by TAG funds for dirt road improvements.

JRM/AA/mjh

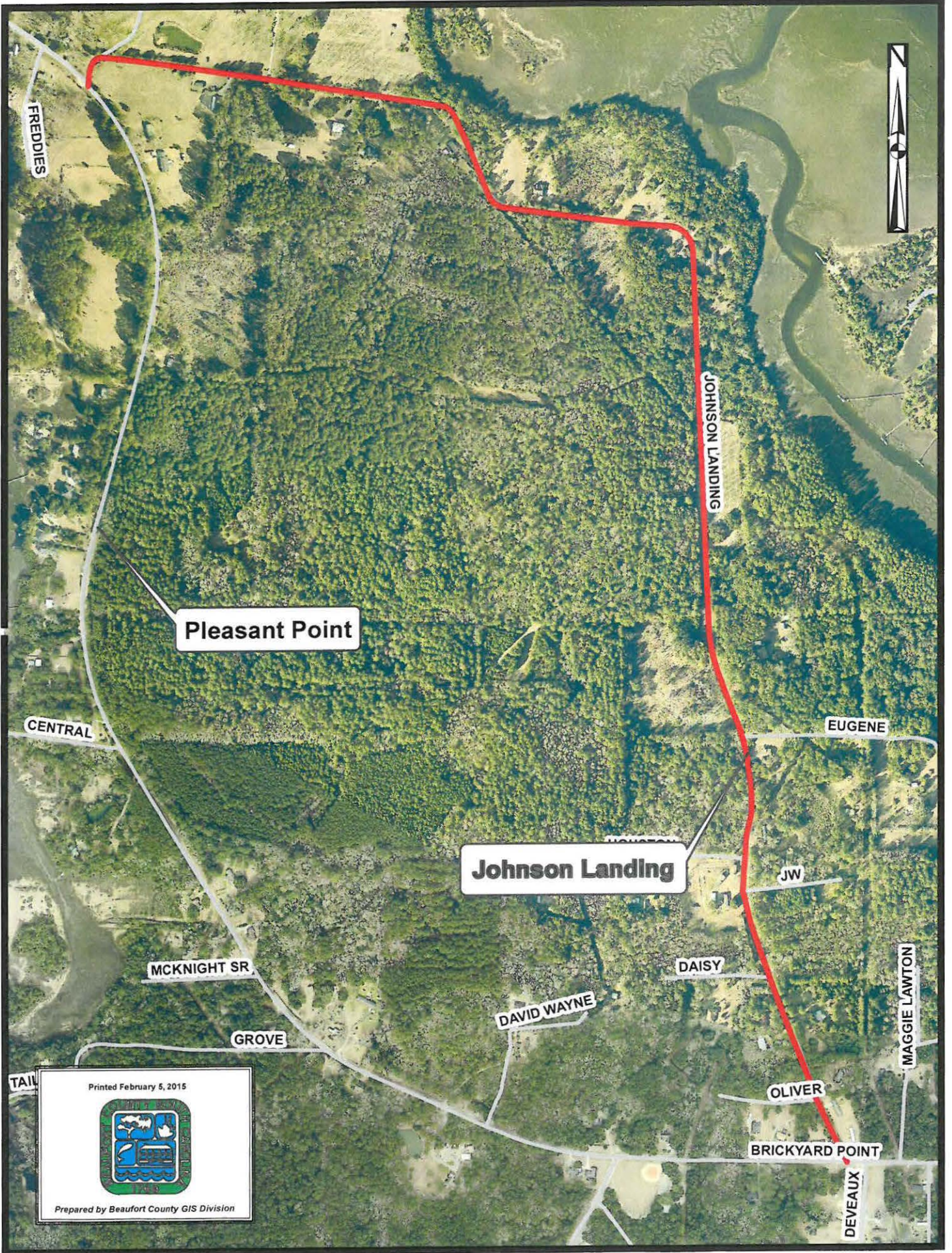
Attachments: 1) Location Maps



Printed February 5, 2015



Prepared by Beaufort County GIS Division



FREDDIES

Pleasant Point

CENTRAL

JOHNSON LANDING

EUGENE

Johnson Landing

MCKNIGHT SR

GROVE

DAVID WAYNE

DAISY

JW

MAGGIE LAWTON

OLIVER

BRICKYARD POINT

DEVEAUX

TAIL

Printed February 5, 2015



Prepared by Beaufort County GIS Division



**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*
Alicia Holland, Assistant County Administrator for Finance *AH*
Dave Thomas, Purchasing Director *DT*

FROM: Rob McFee, PE, Division Director for Construction Engineering & Facilities *JRM*

SUBJ: **Design Services Fee Increase for the Beaufort County Animal Services
& Control Facility**

DATE: February 5, 2016

BACKGROUND. On May 26, 2015, County Council awarded the design services for the new Animal Services & Control Facility to Glick Boehm & Associates (GBA) for \$428,400. This contract amount was for the development of an approximate 10,000 sqft Animal Services & Control Facility on a six acre site.

GBA and County staff have been working on the initial project building definition and size. It has been determined that size requirement for the new facility will be \pm 20,000 sqft. GBA's fee increase for the additional scope of services will be \$141,000 and is outlined in the attached correspondence.

The proposed fee increase for the final development of the Animal Services & Control Facility was reviewed and found to be fair and reasonable. Therefore, it is recommended that a change order with GRA totaling \$141,000 for the additional fees for the increased size for the design of the new Animal Services & Control Facility be approved.

AA **FUNDING.** New Animal Shelter CIP Account 40090011-54600 with a fund balance of \$3.07 million. In 2014, Ordinance #2014/16 was passed for the sale of GO bonds for capital improvement projects. \$3.5 million for the new Animal Services & Control Facility was included.

FOR ACTION. Public Facilities Committee Meeting on February 15, 2016.

RECOMMENDATION. The Public Facilities Committee approve and recommend to County Council approval of the GBA fee increase totaling \$141,000 for the added design services for the Animal Services & Control Facility and funded as listed above.

JRM/AA/mjh
aa

Attachment: GBA Fee Proposal Increase

cc: Phil Foot, Tallulah Trice

Hickman, Maggie

From: Myles Glick <MGlick@glickboehm.com>
Sent: Wednesday, October 14, 2015 10:01 AM
To: McFee, Robert
Cc: Atherton, Andrea; Gary Boehm; Shawn Mellin
Subject: Beaufort County Scope Increase

Rob,
Good morning. I hope you can be in our office to talk to the Charleston Animal Society about fund raising and how they operate. It is a unique opportunity to get lessons learned feedback from "boots on the ground".
I was talking to the consultants about the scope increase and I think the best way to figure it is a simple formula.

Delete any surveying, civil etc. cost and deal with the building size increase of about 8000 feet and a longer construction period. My original assumptions was a 10-12,000 sq. ft. building.
Therefore, 8000sq. ft. x \$225 = \$1,800,000 x .07 = \$126,000 plus increase of \$15,000 (reimbursable expenses) for a longer construction period. Total would be \$141,000.00

I think this is what you were talking about in regard to a linear increase based on size increases. Please advise.

Thank you.

Myles I. Glick AIA, LEED AP
Senior Principal



Glick/Boehm & Associates, Inc.
493 King Street, Suite 100
Charleston, South Carolina 29403
843.577.6377 V
843.722.1768 F



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104 Industrial Village Road, Building #3, Beaufort, SC 29906
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Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *Gary Kubic*
Josh Gruber, Deputy County Administrator
Alicia Holland, Assistant County Administrator for Finance *AH*
Monica Spells, Administrator for Civic Engagement *Spells*
Dave Thomas, Purchasing Director *DT*

FROM: Rob McFee, PE, Director of Facilities & Construction Engineering *Rob McFee*

SUBJ: Architectural and Engineering Design Services for the Design of the Beaufort County Animal Services & Control Facility - RFQ # 120914E

DATE: May 12, 2015

BACKGROUND. Beaufort County Council adopted Ordinance #2014/16 on 6/23/14 for the sales of general obligation bonds for funding of capital improvement projects. One of the capital projects is the County's Animal Services Complex.

Beaufort County advertised a Request for Qualifications (RFQ's) from firms seeking a multi-discipline design team for development of the Animal Services & Control Facility. On 12/09/14, Beaufort County received 7 submittals for RFQ's from the following firms:

BDA Architecture, PC Albuquerque, NM	Boomerang Design Charlotte, NC	FWA Group Hilton Head, SC	Glick Boehm & Associates Charleston, SC
HGBD Architects & Engineers Savannah, GA	R. W. Chambers Beaufort, SC	Stewart Cooper Newell Architects Gastonia, NC	

A selection committee composed of the Division Director of Facilities & Construction Engineering, Facilities Management Director, Assistant County Administrator for Public Safety, Animal Services Director and Airports Director was tasked with evaluating and selecting the highest ranking firms based on qualifications and experience. The following 4 firms were ranked highest and were selected for interviews by the committee:

BDA Architecture, Glick Boehm & Associates, RW Chambers, Stewart Cooper Newell Architects

As a result of the interviews, Glick Boehm & Associates was ranked number one and was selected for subsequent fee negotiations. The Facilities Management Director met with the Glick Boehm Architect team and a final and best value offer totaling \$428,400 was submitted for the development of an approximate 10,000 sqft Animal Services & Control Facility on a six acre site. The proposed fee for the development of the Animal Services & Control Facility was reviewed and found to be fair and reasonable.

AH **FUNDING.** New Animal Shelter CIP Account 40090011-54600 with a fund balance of \$3.5million.

FOR ACTION. Public Facilities Committee Meeting on May 18, 2015.

RECOMMENDATION. The Public Facilities Committee approve and recommend to County Council approval of a design contract award to Glick Boehm & Associates for the design of the Animal Services & Control Facility in the amount of \$428,400 and funded as listed above.

Attachment: 5/7/15 Fee Proposal

cc: Phil Foot, Tallulah Trice, Mark Roseneau



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TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *SKUBIC*
Thomas J Keaveny, County Attorney *JK*

FROM: Robert McFee, PE, Division Director for Construction Engineering & Facilities *JRM*

SUBJ: **Removing Prospect Road, Daufuskie Island from County Maintenance Inventory**

DATE: February 8, 2016

BACKGROUND. Prospect Road is an unpaved, County-maintained road located in the Bloody Point area of Daufuskie Island. It runs in a generally east-west direction from Pappy's Landing Road to New River. The County owns and maintains a 25-foot right-of-way for the easternmost section of the road - this section being approximately 540 feet in length. While the County also maintains the remainder of Prospect Road, it has no ownership or easement interest in the remainder.

Mr. Reed Dulany of Hatcher Holdings, LLC, owner of the Eigelberger Tract, wishes to have that portion of Prospect Road that traverses and/or encroaches on his property removed from the County's maintenance inventory. In return, he has offered to donate a 50-foot right-of-way along the eastern side of his parcel. This right-of-way would extend from Beach Road to Prospect Road, a distance of approximately 2,500 feet, and would include a major portion of Pappy's Landing Road. In addition, Mr. Dulany has offered to donate a smaller right-of-way (0.03 acres) on Beach Road. Staff has been working for some time to acquire right-of-way on both Pappy's Landing and Beach Roads. Mr. Dulany's donation would aid this effort significantly.

Mr. Dulany will also dedicate emergency vehicle turn-around areas where Prospect Road intersects his eastern and western property lines.

FOR ACTION. Public Facilities Committee on February 15, 2016.

RECOMMENDATION. Staff recommends that the Public Facilities Committee approve and recommend to County Council that Prospect Road be removed from the maintenance inventory and that the County accept the right-of-way donation for Pappy's Landing and Beach Road as outlined above.

JRM/EWK/mjh

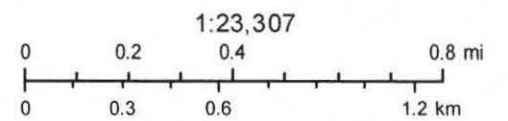
Attachments: 1) 2 maps showing Prospect Road and the Eigelberger Tract
2) Plat showing the County's 25' Prospect Road right-of-way
3) Plat showing showing Prospect Road and the Eigelberger Tract

cc: David Wilhelm

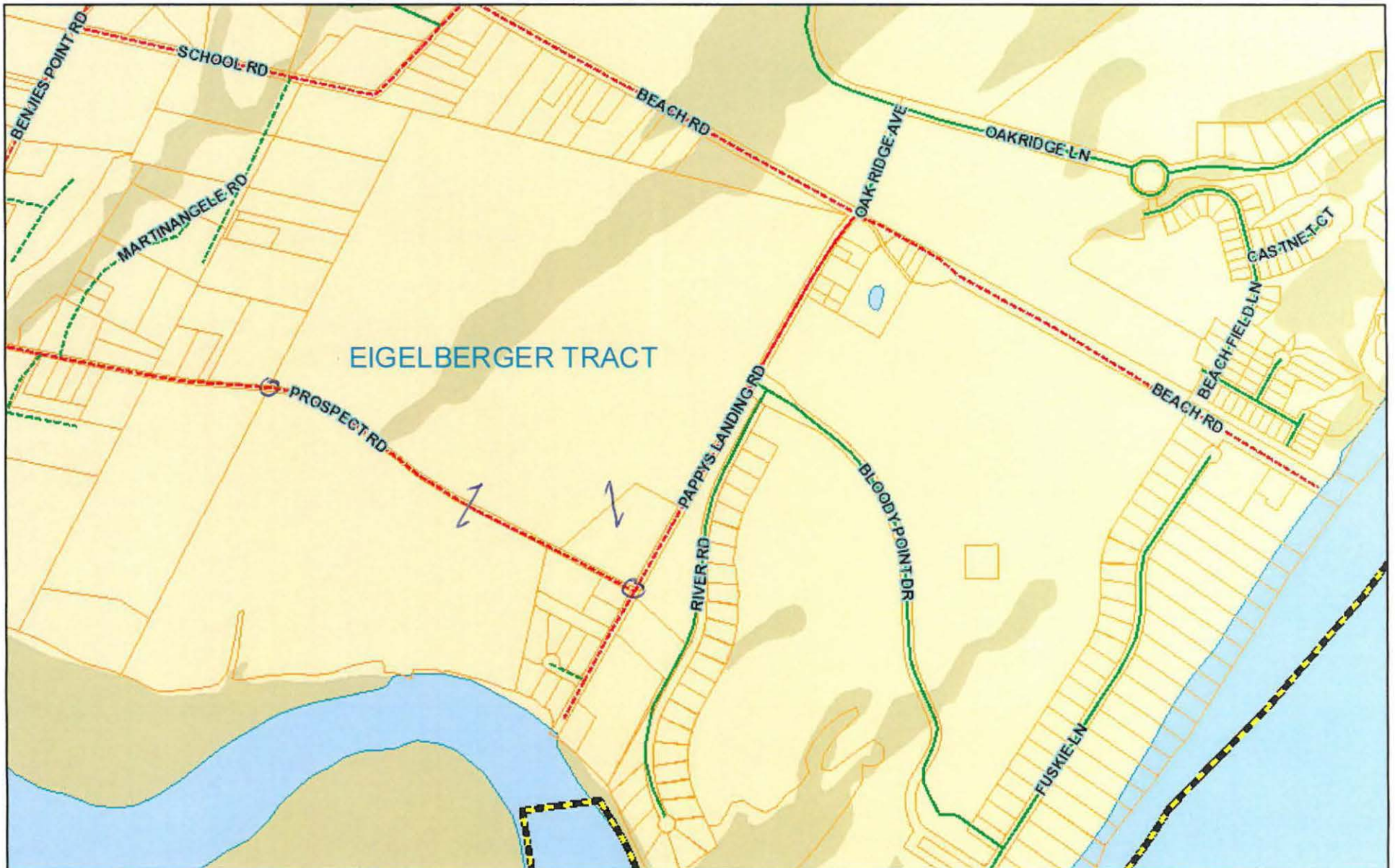
PROSPECT ROAD



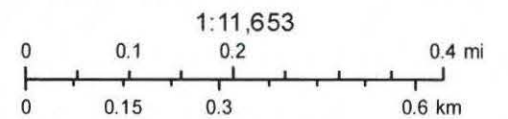
February 4, 2016



PROSPECT ROAD



February 4, 2016



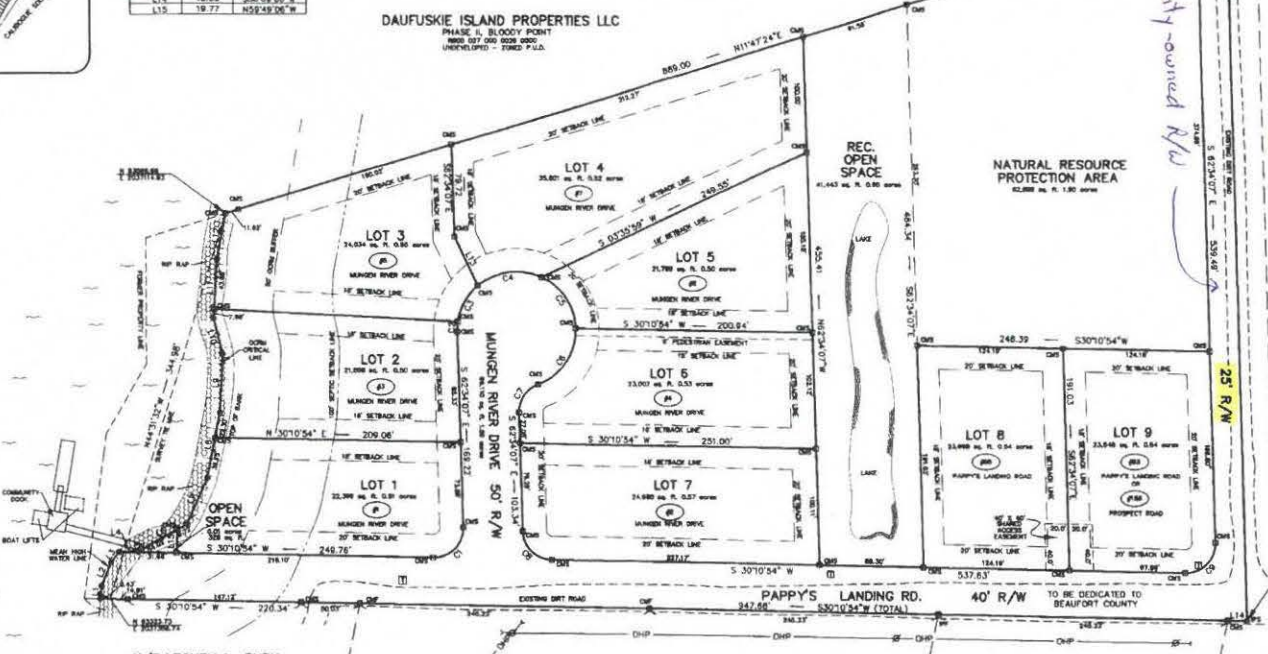


LINE	LENGTH	BEARING
L1	11.08	N38°20'10"W
L2	21.17	N38°20'10"W
L3	11.40	N24°28'53"W
L4	16.83	N30°10'34"E
L5	3.43	N141°17'1"W
L6	43.73	N00°22'37"W
L7	42.73	N47°48'28"W
L8	59.45	N50°27'17"E
L9	50.80	N58°13'48"W
L10	30.96	N78°04'47"W
L11	31.06	N9°27'51"W
L12	39.58	N50°28'40"W
L13	48.61	S89°26'34"E
L14	18.38	S30°09'06"W
L15	19.77	N59°48'36"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	40.47	25.00	28.33	38.18	N57°30'36"W	97°33'01"
C2	8.89	50.00	4.58	8.88	S57°30'36"E	82°26'59"
C3	35.78	50.00	18.88	35.00	S32°07'15"E	40°58'28"
C4	57.58	50.00	32.50	54.71	S21°33'07"W	80°43'45"
C5	54.79	50.00	30.51	52.99	S08°13'40"W	82°27'06"
C6	81.53	50.00	35.34	57.72	N27°33'30"W	70°30'24"
C7	30.77	25.00	17.68	28.87	S27°18'15"E	74°31'44"
C8	38.07	25.00	23.83	34.50	N73°48'24"E	87°14'52"
C9	40.47	25.00	26.23	38.18	N18°31'37"W	82°48'01"

AREA TABLE	%	
LOTS	221,284 sq. ft. 5.06 acres	53.3
ROAD R/W	88,648 sq. ft. 1.99 acres	18.7
RECREATIONAL OPEN SPACE	41,443 sq. ft. 0.95 acres	10.0
NATURAL RESOURCE PROTECTION AREA	82,889 sq. ft. 1.89 acres	20.0
OPEN SPACE	328 sq. ft. 0.01 acres	0.1
TOTAL	414,871 sq. ft. 9.52 acres	100.0

DAUFUSKIE ISLAND PROPERTIES LLC
PHASE II, BLOODY POINT
PAPPY'S LANDING ROAD
UNDEVELOPED - ZONED P.U.S.



- SYMBOLS**
- U - UTILITY POLE
 - IPD - IRON PIN SET
 - OCF - 3" CONCRETE CORNER FOUND
 - OCM - 3" CONCRETE CORNER MET
 - TEL - TELEPHONE SERVICE
 - PA - STREET ADDRESS

REFERENCE PLAT

1) A PLAT OF EIGLEBERGER TRACT & BLOODY POINT TRACT, DRAWN: 01/07/97, REVISED: 1-30-97 RMC, BEAUFORT COUNTY, SC. BY: BOYCE L. YOUNG, S.C.R.L.S. 11079

PROPERTY AREA = 9.513 Ac. (414,408 Sq. Ft.)
ADDRESS: CORNER OF PROSPECT RD. & PAPPY'S LANDING RD.
DISTRICT: 800, MAP: 27, PARCEL: 7A
THIS PROPERTY LIES IN F.E.M.A. A7 (15.07)
COMMUNITY #: 450025 PANEL #01380, DATED: 09/29/86
7) THIS PROPERTY IS LOCATED WITHIN THE COASTAL BARRIER ZONE.

- NOTES**
- HORIZONTAL DATUM IS S.C. STATE PLANE COORDINATES.
 - USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED RECREATIONAL COMMUNITY.
 - BOUNDARY BETWEEN BURNERS SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY.
 - THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO CLOSURES AND RESTRICTIONS OF RECORD.
 - LOTS HAVE SUGGESTED WATER SUPPLY FOR FIRE PROTECTION, ALL HOMES PROVIDED FOR THE LOTS SHALL INSTALL RESIDENTIAL SPRINKLER SYSTEMS IN ACCORDANCE WITH APPLICABLE NFPA CODE.
 - ALL LOTS TO HAVE PRIVATE WELLS.

THIS AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF SPECIFIC PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, SUCH AS THEIR SETBACKS, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY GENERALLY DESIGNATING THE PERMIT AUTHORITY OF THE SPECIFIC, THE OFFICE OF CORN IS NOT INTENDING TO ASSERT PERMIT JURISDICTION AT ANY TIME. ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

Hydrologist 2.25.08

BEAUFORT COUNTY ZONING & DEVELOPMENT (STANDARD) FINAL PLAN APPROVAL
This is to certify that the Beaufort County Zoning & Development Department has reviewed the site plan shown herein to be in compliance with the Beaufort County Zoning & Development Standards Ordinance and its authorized successor of a development permit.
Date of City Council Approval: 3/19/08
City Engineer: *William A. Auland*
Resolves: 4/11/08



SUBDIVISION PLAT OF:
RIVER'S EDGE SUBDIVISION
SITUATE ON TAX MAP 27, PARCEL 7A,
DAUFUSKIE ISLAND,
BEAUFORT COUNTY, SOUTH CAROLINA
PREPARED FOR:
DOLPHIN MANAGEMENT

DATE: 02/27/08 SCALE: 1" = 80'

SIS Sea Island Land Survey, LLC.
40 Mathews Court,
Hilton Head Island,
SC 29928
Tel: (843) 681-3248
Fax: (843) 688-3871
E-mail: sis@pnypl.com
FILE No: 02003/15 DWG No.: 10-819

DAUFUSKIE ISLAND PROPERTIES LLC
PHASE II, BLOODY POINT
PAPPY'S LANDING ROAD
UNDEVELOPED - ZONED P.U.S.

BEAUFORT COUNTY SC, 800
BX 60126 PG 0889
DATE: 04/18/2008 01:29:24 PM
INSTR # 2008022733 RCPTS# 548354

DAUFUSKIE ISLAND PROPERTIES LLC
PAPPY'S LANDING ROAD
UNDEVELOPED - ZONED P.U.S.



LINE DATA

LINE	BEARING	DISTANCE
1	N 02° 00' 00" E	238.00
2	N 08° 18' 31" E	248.80
3	N 08° 18' 31" E	248.80
4	N 07° 00' 00" E	228.00
5	N 07° 00' 00" E	51.54
6	N 08° 20' 00" E	303.80
7	N 08° 20' 00" E	52.03
8	N 08° 40' 00" E	302.01
9	N 08° 40' 00" E	248.20
10	N 07° 18' 31" E	170.03
11	N 07° 18' 31" E	237.48
12	N 07° 44' 00" E	185.48
13	N 07° 44' 00" E	185.48
14	NOT USED	
15	N 04° 00' 00" E	178.70
16	N 04° 00' 00" E	158.00
17	S 07° 00' 00" E	58.24
18	S 07° 00' 00" E	158.00
19	S 07° 00' 00" E	300.00
20	S 07° 00' 00" E	188.08
21	S 07° 13' 00" E	308.48
22	S 07° 13' 00" E	348.81
23	S 08° 13' 00" E	220.97
24	S 08° 13' 00" E	74.21
25	S 34° 02' 41" N	213.85
26	S 34° 02' 41" N	215.88
27	S 30° 20' 00" E	308.18
28	S 30° 20' 00" E	341.59
29	S 30° 18' 18" E	488.41
30	S 30° 18' 18" E	348.39
31	S 07° 01' 08" N	142.52
32	S 07° 01' 08" N	373.32
33	S 08° 30' 00" E	88.51
34	S 08° 30' 00" E	100.86
35	N 07° 08' 18" E	289.89
36	N 07° 08' 18" E	128.00
37	N 04° 39' 20" E	487.58
38	N 04° 39' 20" E	108.15
39	N 04° 45' 00" E	48.30
40	N 04° 45' 00" E	88.16
41	N 12° 38' 07" W	108.15
42	N 12° 38' 07" W	88.14
43	N 21° 47' 32" W	118.70
44	N 21° 47' 32" W	151.00
45	N 08° 00' 11" E	174.20
46	N 08° 00' 11" E	108.30
47	N 08° 14' 24" E	308.20
48	N 08° 14' 24" E	288.80
49	N 08° 10' 01" E	288.80
50	N 08° 10' 01" E	300.48
51	N 08° 30' 00" E	300.48
52	N 08° 30' 00" E	67.67
53	N 24° 43' 49" W	276.00
54	N 24° 43' 49" W	47.08
55	S 08° 14' 24" E	245.89
56	S 08° 14' 24" E	88.02
57	S 30° 10' 48" W	245.25
58	S 30° 10' 48" W	245.25
59	S 30° 10' 48" W	245.25
60	S 30° 10' 48" W	170.54
61	S 30° 10' 48" W	245.25
62	S 30° 10' 48" W	40.48
63	S 05° 18' 00" W	348.73
64	S 05° 18' 00" W	70.01
65	S 05° 18' 00" W	110.18
66	S 05° 18' 00" W	176.39
67	S 05° 18' 00" W	131.03
68	N 11° 54' 20" E	90.72
69	N 11° 54' 20" E	21.04
70	N 70° 28' 07" E	84.25
71	N 70° 28' 07" E	88.24
72	S 01° 28' 30" W	73.40
73	S 01° 28' 30" W	141.80
74	N 08° 12' 38" W	88.88
75	N 08° 12' 38" W	208.48
76	S 01° 30' 27" W	232.24
77	S 01° 30' 27" W	31.28
78	N 31° 28' 28" E	51.33
79	N 01° 07' 45" E	183.29
80	N 01° 07' 45" E	80.76
81	N 01° 07' 45" E	183.29
82	S 24° 33' 48" W	128.51
83	S 24° 33' 48" W	73.88
84	S 09° 17' 58" W	157.87
85	S 09° 17' 58" W	127.71
86	N 71° 30' 05" W	124.84
87	N 71° 30' 05" W	114.88
88	N 03° 03' 30" W	107.58
89	N 03° 03' 30" W	232.18
90	NOT USED	
91	S 05° 00' 01" E	19.38
92	N 01° 08' 21" W	218.03
93	N 01° 08' 21" W	154.52
94	N 01° 08' 21" W	151.03
95	N 01° 08' 21" W	185.03
96	N 05° 57' 44" E	132.58
97	N 05° 57' 44" E	188.70

REFERENCES

1. "PLAT OF BLOODY POINT PLANTATION" BY BARNETT & CALEY, INC., DATED SEPTEMBER 1874.
2. MAP OF "BLOODY POINT PLANTATION" BY ARTHUR D. CHRISTENSEN, DATED SEPTEMBER 1, 1961, RECORDED IN A.O.C. PLAT FILE #1386, BEAUFORT COUNTY COURTHOUSE.
3. "SURVEY PLAT OF THE EIGELBERGER TRACT" BY ENGINEERING AND CONSTRUCTION SERVICES, INC. DATED MAY, 1975.
4. MAP OF "EIGELBERGER OR DAYLARK PLANTATION" BY ARTHUR D. CHRISTENSEN, DATED APRIL 18, 1969, RECORDED IN A.O.C. PLAT FILE #1386, BEAUFORT COUNTY COURTHOUSE.
5. MAP OF "SITES FOR BEACONS OF THE BLOODY POINT MOUND" SURVEYED AND DATE UNKNOWN, RECORDED IN DEED BOOK 13 PAGE 25, BEAUFORT COUNTY COURTHOUSE.
6. PLAT OF "18 1/2 ACRES OF BLOODY POINT PLANTATION" BY NILES CHRISTENSEN III, DATED MARCH 28, 1988, RECORDED IN DEED BOOK 483 PAGE 033, BEAUFORT COUNTY COURTHOUSE.
7. PLAT OF "PARCELS A & B 4.6" BY THOMAS B. ROBINSON, DATED JUNE 14, 1983, RECORDED IN DEED BOOK 444 PAGE 123, BEAUFORT COUNTY COURTHOUSE.
8. PLAT PREPARED AT THE REQUEST OF HARRIS PARTNER BY FORREST BAUGHMAN, DATED MARCH 11, 1987.
9. "PLAT OF THE ADJACENCY OF S.H. BOESCH" BY COASTAL SURVEYING CO., INC., DATED MAY 2, 1980.

ACREAGE CHART

TRACT A	1.98
TRACT B: EIGELBERGER	189.28
TRACT C: BLOODY POINT	330.48
TRACT D: MORRISON	50.00
TOTAL	561.74

NOTES

1. COORDINATES BASED ON SOUTH ATLANTIC STATE GRID, SMITH ZONE.
2. SETBACK LINE BASED ON AN ESTIMATED ANNUAL EROSION RATE OF 4" PER 100' PER ANNUM, 40 YEARS PER NEGATIVE HISTORICAL SINKING'S FOR THE 150' TIME PERIOD FROM 1900.
3. THIS PROPERTY LIES IN ZONE B, S. 18' ELEV. 181, 40' ELEV. 182, 60' ELEV. 183, 80' ELEV. 184, 100' ELEV. 185, 120' ELEV. 186, 140' ELEV. 187, 160' ELEV. 188, 180' ELEV. 189, 200' ELEV. 190, 220' ELEV. 191, 240' ELEV. 192, 260' ELEV. 193, 280' ELEV. 194, 300' ELEV. 195, 320' ELEV. 196, 340' ELEV. 197, 360' ELEV. 198, 380' ELEV. 199, 400' ELEV. 200.
4. LOCATION AND SIZE OF CEMETERY DETERMINED BY U.S.G. OBSERVATION.
5. LOCATION AND CONFIGURATION OF WOODS ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED AS OF THIS DATE.

THE LOCATIONS OF THE INTERIM BASE, DEAL ZONE AND SET BACK LINES SHOWN ARE SUBJECT TO REVIEW AND REVISION AND ARE NOT TO BE INTERPRETED AS FINAL. THE LINE ENLARGED IS AN AID TO SITE PLANNING.

LEGEND

- 1"=3000' PINE OR PINE FUND
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- NEAR HIGH WATER
- NEAR HIGH WATER (BY MEAN SEA LEVEL)
- OLD WOOD ROAD

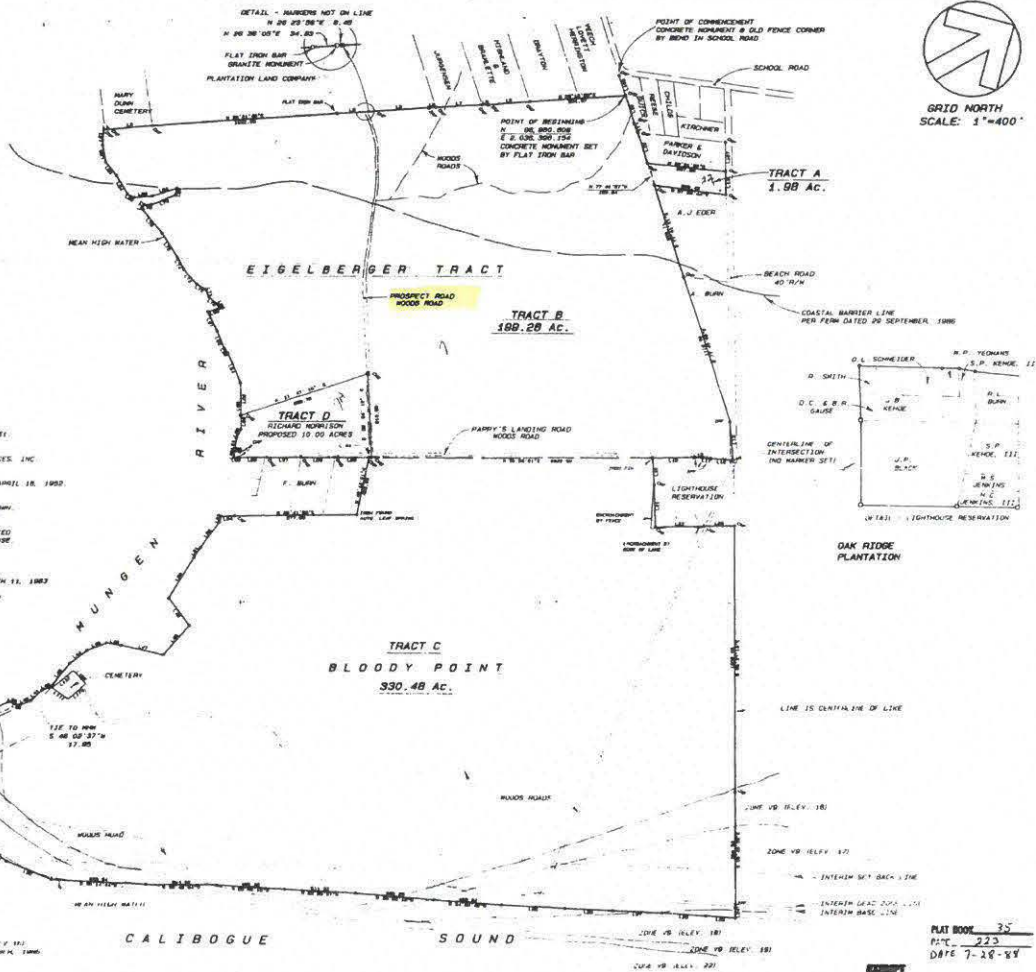
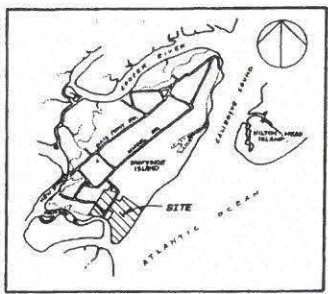
EXHIBIT

The development plan shown herein is exempt from the requirements of the Beaufort County Zoning Ordinance. Ordinance according to the provisions in Article 12 Section 222(3).

City of Beaufort
 Date: 7/25/87
 Beaufort County Planning Commission

I, MATTHEW W. GRANFORD, PROFESSIONAL SURVEYOR OF THE STATE OF SOUTH CAROLINA DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT SHOWS THE TRUE DIMENSIONS OF THE PROPERTY AND THAT ALL NECESSARY MEASUREMENTS HAVE BEEN OBTAINED AND THE PRECISION IS 1/50000.

T.S. FILE NO. 8786
 NOT VALID UNLESS EMBOSSED WITH SEAL.



PLAT BOOK 35
 PAGE 223
 DATE 7-28-87

SOUTHEASTERN SURVEYING, INC.
 PO BOX 7228 HILTON HEAD ISLAND, SC 29929
 (803) 785-8003

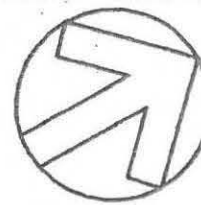


PLAT OF THE LANDS OF THE ESTATE OF MORTON DEUTSCH AND SUSTAINABLE DEVELOPMENT COMPANY TOTALING 561.74 ACRES

PREPARED FOR:

DATE: 07/25/87

NO.	REVISION	DATE
1	30 MARCH 1988	
2	29 APRIL 1988	
3	27 APRIL 1988	
4	2 MAY 1988	
5	19 MAY 1988	
6	8 JUNE 1988	
7	23 JULY 1988	

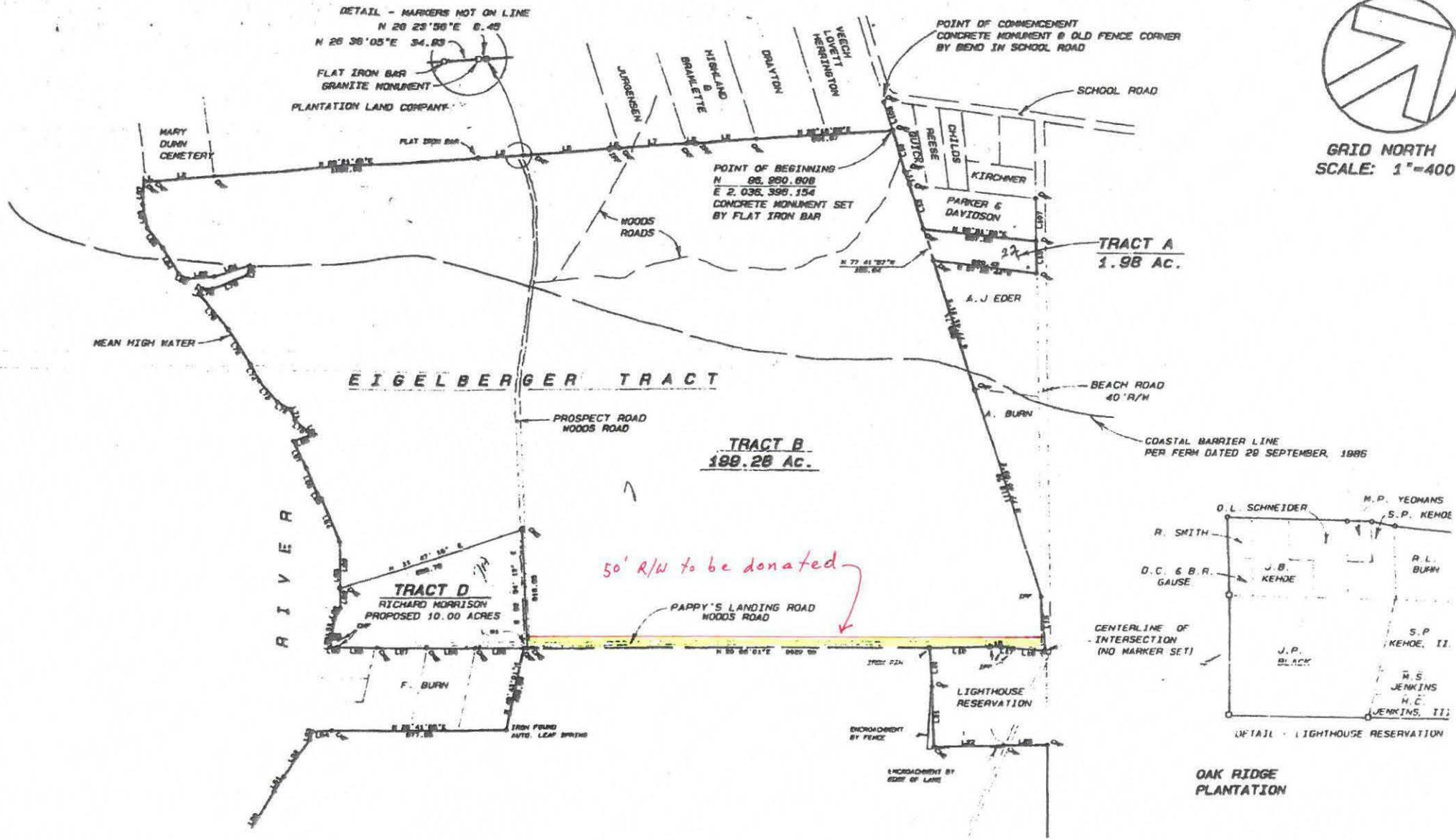


GRID NORTH
SCALE: 1"=400

DETAIL - MARKERS NOT ON LINE
N 26 23'58"E 8.43
N 26 28'05"E 34.83

FLAT IRON BAR
GRANITE MONUMENT
PLANTATION LAND COMPANY

POINT OF COMMENCEMENT
CONCRETE MONUMENT @ OLD FENCE CORNER
BY BEND IN SCHOOL ROAD



TRACT A
1.98 AC.

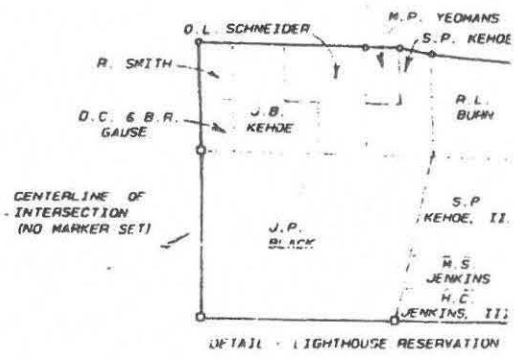
TRACT B
199.28 AC.

EIGELBERGER TRACT

TRACT D
RICHARD MORRISON
PROPOSED 10.00 ACRES

50' R/W to be donated

COASTAL BARRIER LINE
PER FERM DATED 29 SEPTEMBER, 1985



OAK RIDGE
PLANTATION



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*
Thomas J. Keaveny, County Attorney *DLK*

FROM: Robert McFee, PE, Division Director for Construction Engineering & Facilities *JRM McFee*

SUBJ: **Acceptance of Kato Lane Right-Of-Way, Port Royal Island**

DATE: February 8, 2016

BACKGROUND. Kato Lane is a private, unpaved road with a platted 50 foot right-of-way and a length of approximately 1,036 feet. It is located off Pine Grove Road in the Burton area, and is owned by Brickyard Holdings, Inc., (Bobby Tillman, President).

The residents of Kato Lane (Wildwood Subdivision and Kato Rivers Subdivision) have petitioned the County to accept Kato Lane as a County road and to add it to the County's road maintenance inventory.

Brickyard Holdings, Inc., has submitted an executed quitclaim deed conveying its interest in the Kato Lane right-of-way to the County.

Acceptance of Kato Lane right of way was presented in August 2013 at which time County Council declined its acceptance as indicated in the attached August 26, 2013 minutes.

Public Works inspected Kato Lane on February 9, 2016 and there is no established formal drainage on the road as it is. There are some large holes in the road and Public Works estimates that total labor and material would cost approximately \$3,000 to bring it back into good shape.

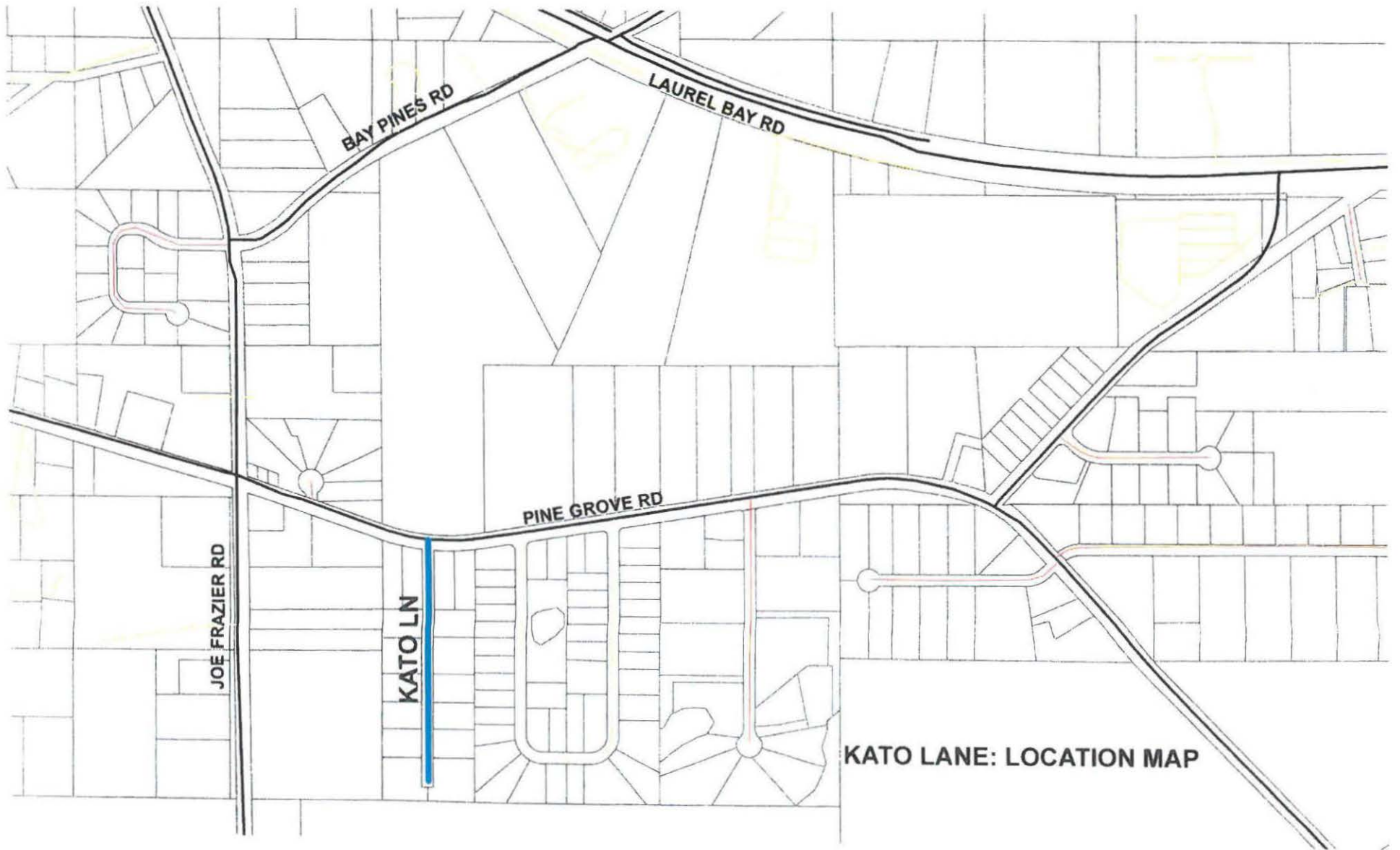
FOR ACTION. Public Facilities Committee on February 15, 2016.

RECOMMENDATION. The Committee Chairman requested this issue be brought back to committee for re-consideration. Staff confirms this petition for road acceptance has been made in accordance with the provisions in County Policy Statement 17.

JRM/EK/mjh

Attachments: 1) Map, Plat
2) County Council Minutes 8/26/13 for Kato Lane
3) Public Facilities Minutes 8/20/13 for Kato Lane
4) County Policy Statement 17

cc: David Wilhelm



KATO LANE: LOCATION MAP

PB 56/107

JOHN A. SULLIVAN - RMC
BEAUFORT COUNTY, S.C.
96 MAY 20 PM 2:36
BK FOLDER# PG

LEGEND

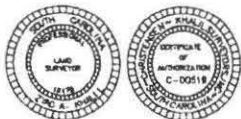
- IP(O) = OLD IRON PIPE FOUND
- CM(O) = OLD CONCRETE MONUMENT FOUND
- RB(N) = NEW REBAR SET 1/2" DIA.
- CI(O) = OLD CRIMP TOP IRON PIPE
- OE(O) = OLD OPEN END IRON PIPE FOUND
- RB(O) = OLD REBAR FOUND
- P.P. = POWER POLE
- O.H.P. = OVERHEAD POWER LINES
- A = CALCULATED POINT

GENERAL NOTES:

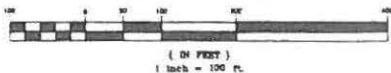
- 1.) PRESENT OWNER OF PROPERTY SHOWN HEREON BRICKYARD HOLDINGS INC.
- 2.) TOTAL ACRES SURVEYED AND SHOWN HEREON: 7.099 ACRES
- 3.) ACREAGE DETERMINED BY RECTANGULAR COORDINATES.
- 4.) T.M.N #100-24-135
- 5.) IT IS EXPRESSLY UNDERSTOOD THAT CHRISTENSEN SURVEYING CO. DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY FRESHWATER WETLANDS ON THE PROPERTY SHOWN HEREON.
- 6.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION
- 7.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE 'C' PER FEMA MAP #ANEL 450025-0065-0 DATED: SEPTEMBER 29, 1986

REFERENCE PLATS & DEEDS

- 1.) DEED: 655/1935
- 2.) DEED: 860/2072
- 3.) DEED: 500/867
- 4.) DEED: 695/1467
- 5.) PB 39/PG 191
- 6.) PB 48/PG 143
- 7.) PB 35/PG 220
- 8.) PB 52/PG 182



GRAPHIC SCALE



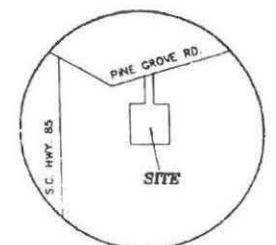
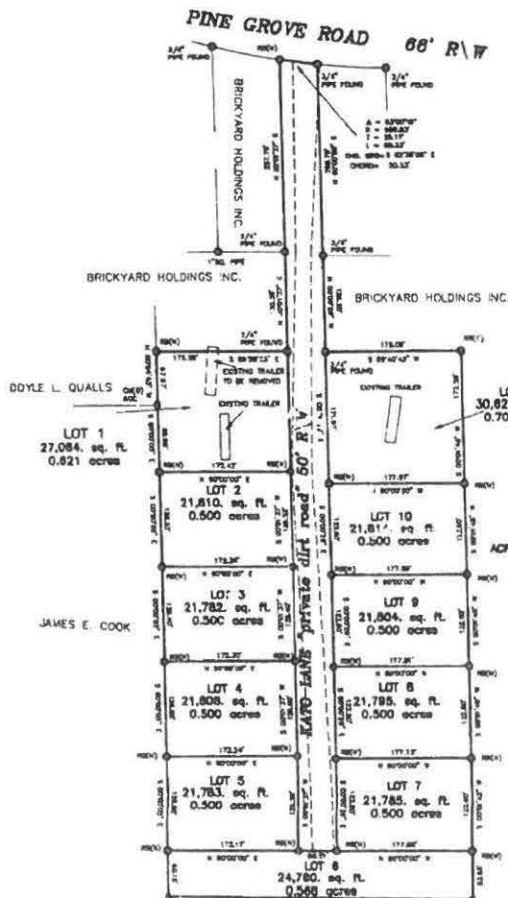
CHRISTENSEN ~ KHALIL SURVEYORS, INC.

1210 BOUNDARY STREET, BEAUFORT, S.C. 29902
(803) 824-4148, FAX (803) 584-8864

CERTIFICATION:

I, ZYAD A. KHALIL, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN;

ZYAD A. KHALIL RLS
S.C. REG. NO. 15176
[THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND AN EMBOSSED SEAL]



LOCATION MAP (Not To Scale)

PLAT SHOWING
SUBDIVISION OF
TMN # 100-24-135
PREPARED FOR:
KATO RIVERS
LOCATED IN,
BURTON AREA
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: APRIL 6, 1996...SCALE 1"=100'
REVISED: APRIL 29, 1998

I-2458

22X



REQUEST FOR ACCEPTANCE OF OWNERSHIP / KATO LANE, BURTON

This item comes before Council under the Consent Agenda. Discussion occurred at the August ~~20~~, 2013 meeting of the Public Facilities Committee.

It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Council deny acceptance of the right-of-way on Kato Lane, Burton as a County maintained road. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. McBride. The motion passed. (Council District 10 is vacant due to the resignation of Steven Baer effective July 31, 2013.)

4. Acceptance of Right of Way

Kato Lane, Burton

Notification: To view video of full discussion of this meeting please visit
http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Flewelling, seconded by Mrs. Bensch, that Public Facilities Committee recommend Council decline the acceptance of Kato Lane as a County maintained road. The vote: YEAS – Mrs. Bensch, Mr. Flewelling, Mr. Rodman, and Mr. Stewart. NAYS – Mr. McBride. ABSTAIN – Mr. Dawson. ABSENT - Mr. Caporale. The motion passed.

Recommendation: Council decline the acceptance of Kato Lane as a County maintained road.

Policy Statement
PS-17

POLICY FOR THE ACCEPTANCE OF PRIVATE ROADS

Policy Statement (PS-15), adopted by County Council on July 28, 2003, outlined the County's policy with regard to "Working on Private Property". As a related issue, Policy Statement-15 (PS-15) also outlines a general procedure for qualifying and accepting private roads into the County's road maintenance inventory.

The demand for private road acceptance has grown significantly since the adoption of PS-15. County Council recognizes the necessity of treating private road acceptance as a separate issue, and wishes to clarify and refine the acceptance procedure. The new policy set forth herein, is intended to supersede only those portions of PS-15 that deal with the acceptance of private roads and the definitions of "private road" and "private driveway".

Definitions:

1. Private road: a road, street or other vehicular pathway, paved or unpaved, that is owned and maintained by a non-governmental body (e.g., private individual or individuals), property owners association, developer, etc., and that has not been designated for public use.
2. Private driveway: a vehicular pathway where ownership of the land abutting both sides of such pathway is the same.
3. Dwelling unit: any residential unit, including detached, single-family dwellings, townhouse units, condominium units, individual apartments, and mobile homes. Dwellings may be owner-occupied or rental units

Qualifying Requirements

To be considered for acceptance, a private road must meet each of the four criteria listed below:

1. Not a "private driveway as defined above
2. Directly accessible by a public road
3. Serve at least six (6) dwelling units
4. Property owners must submit a "Road Acceptance Application" as outlined below.

Road Acceptance Application

1. Submission of written application (petition): any property owner with land abutting a private road may request a "Road Acceptance Application" from the County Engineering Division:

- (a) Requests will be forwarded to the R/W Manager who will return an application form and a list of the names and mailing addresses of the abutting property owners;
 - (b) It will be the applicant's responsibility to have each and every owner sign the application and then return the completed document to the R/W Manager. One hundred percent (100%) participation on the part of the property owners is required for acceptance consideration;
 - (c) The R/W Manager will ensure that all necessary signatures have been obtained. He/she will notify the applicant of any deficiencies.
2. The completed application indicates the property owners' willingness to:
- (a) Donate that amount of land needed to assemble a 50-foot wide right-of-way. A lesser right-of-way may be considered if it can be demonstrated that it is not feasible to assemble a full 50' right-of-way;
 - (b) Donate any existing or proposed drainage easements that the Public Works Department considers necessary for adequate drainage;
 - (c) Have the road designated for public use.
3. The completed application also indicates the property owners' permission for County employees to enter their property, as necessary, for the purpose of inspecting the existing roadway, assessing drainage needs, and surveying the proposed 50' right-of-way.

Right-Of-Way Deeds

When it is determined that an application has been properly executed, the R/W Manager will prepare the necessary right-of-way deeds. Each deed will reference the County's survey of the proposed 50' right-of-way. The deeds will be mailed to the property owner at the address used by the County Treasurer for property tax mailings. All deeds must be properly executed and returned to the R/W Manager.

Road Inspection

R/W Manager will determine the length of the road and the number of discrete dwelling units served by the road. He/she will pass this information on to the Public Works Director, whose staff will conduct an inspection of the existing roadway for the purpose of assessing needed repairs, drainage adequacy, and the estimated cost of bringing the road up to acceptable condition. A summary of these findings, along with comments and recommendations, will be returned to the R/W Manager.

Public Facilities Committee Agenda Item

The R/W Manager will prepare an agenda item summarizing all the data regarding the subject road. The agenda item will include the recommendations, if any, of the Engineering Division and Public Works Department.

Public Facilities Committee and County Council

An affirmative vote by simple majority, first by the Public Facilities Committee and then by County Council, is required for road acceptance.

NOW, THEREFORE, BE IT RESOLVED, the Beaufort County Council has approved the Policy for the Acceptance of Private Roads.

Adopted this 28th day of October, 2013.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____



D. Paul Sommerville, Chairman

APPROVED AS TO FORM:



Joshua A. Gruber, Staff Attorney

ATTEST:



Suzanne M. Rainey, Clerk to Council