

MEMORANDUM

August 9, 2010

To: Dr. Herb Berg,
Superintendent, Lexington-Richland School District Five

From: Keith McAlister
Director, New Design and Construction

Re: Property Purchase of Derrick Pond Road

The administration recommends to purchase the parcel of land identified in the Real Estate Atlas of Richland County on Page 01600, in Block 8, as Lot 02 and 11 (on Derrick Pond Road) for construction of a new elementary school. The agreed upon purchase price is \$582,750.00.



DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
CHARLESTON, SOUTH CAROLINA 29403-5107

REPLY TO
ATTENTION OF

July 13, 2010

Regulatory Division

Chris Lake
Palmetto Environmental Consulting, Inc.
1801 Charleston Highway, Suite B-3
Cayce, South Carolina 2903

SUBJECT: SAC 2010-658-6JF, Richland County

Dear Mr. Lake:

This is in response to your letter of May 28, 2010, requesting a wetland determination, on behalf of Lexington/Richland School District 5, for 47.39 acre tract located south of I-26, east of Derrick Pond Road and north of Dutch Fork Road, Richland County, South Carolina. The project area is depicted on the survey plat you submitted which was prepared by Walter F. Wilson Jr. (PLS# 17231), dated June 15, 2010, and entitled "Lexington Richland District 5".

Based on a review of aerial photography and soil survey information, it has been determined that the referenced property does not contain any wetland areas or other waters of the United States and, as such, Department of the Army authorization will not be required for mechanized land clearing, excavation, or the placement of dredged or fill material on this site.

Please be advised that this determination is valid for five (5) years from the date of this letter unless new information warrants revision of the delineation before the expiration date. All actions concerning this determination must be complete within this time frame, or an additional delineation must be conducted. For the purposes of 33 CFR 331.2, this is considered to be an approved jurisdictional determination.

In future correspondence concerning this matter, please refer to SAC 2010-658-6JF. If you have any questions concerning this matter, please contact Kristin Riegel at 803-253-3903.

Respectfully,

RD-NW RIEGEL
RD-NW BOWLES

Brice McKoy
Chief, Northwest Branch

Enclosure:
Basis for Jurisdiction

KBR 7/13/10
CR 7/15/10
RD-NW McKoy m 7/12/10

DUE DILIGENCE SERVICES:

- Boundary Survey
 - Two Properties Make up Parcel
 - Total 47.4 Acres
 - Bounded on West by Derrick Pond Road
 - Bounded on North, South, Southeast by Various Properties
 - Small Northeast Corner bounded by I-26.
 - SCE&G Transmission Line Right of Way along South Property Line
- Phase One Environmental Study
 - No Evidence of Recognized Environmental Conditions
- Wetland Delineation and Verification
 - Palmetto Environmental Indicated no Wetlands
 - Verified by Corps of Engineers
- Traffic Engineering Study
 - Road Widening / Right Turn Deceleration Lane(s) per Traffic Study and SCDOT Coordination.
 - Met with The Derricks to the north to inquire about obtaining additional property for the widened driveway section. They seemed amicable to the idea of a land swap near the school access point to Mount Vernon Church in order for the District to get proper access and avoid the conflict with the Central Elec. Coop transmission pole.
 - We have yet to meet with SCE&G to the south to discuss property acquisition from their substation site.
 - We have contacted Kerry Scott with Santee Cooper again to inquire on their input on proximity to the transmission pole on the subject property and waiting to hear back from them
- Soil Borings / Geotechnical Report
 - Some Partially Weathered Rock Encountered
Design Cut and Fill of Foundations and Utilities will Take This Into Account
 - Conventional Shallow Footings for Building
- Schematic Offsite Sewer Layout
 - Identified Property Owners Affected
 - Have met with Mrs. Monts to the north of the subject property and she offered to grant a sewer easement for \$2500.00 on her property. She also stated she may want any hardwood cut from her property but would let Buddy Price know for sure. Buddy is trying to contact a Mr. Francis Smith to the north of Mrs. Monts to discuss easement acquisition on his property. He was out of town last week and

expected to return this week. We are scheduling a meeting with Mr. Paul Clifton, developer of Westcott Ridge subdivision on the north side of I-26 to discuss routing the sewer through their property for early next week. Mr. Clifton and his son Brian have been out of town for the last two weeks but we have spoken over the phone on a couple of occasions and they seem to indicate they are willing to cooperate.

- Allowed for Gravity System
- Must Bore Under I-26 – we have requested a site visit from SCDOT Richland County maintenance to look at bore locations with respect to the abandoned frontage road and are waiting for the meeting date to be finalized.

Richland County Map



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