

September 25, 2024

Peninsula Pointe South POA
peninsulapointesouthpoa@gmail.com

Re: Local Maintained Portion of McAlister Road
Evaluation of County Standards Compliance

Goldie Associates' purpose for this project was to evaluate the survey information from Stephen R. Edwards & Associates Inc. on the locally maintained portion of McAlister Road in West Union, SC to determine if it complies with Oconee County standards for public roads, and if not, to identify the particular areas of noncompliance.

Horizontally, for a Major Local Road, the County requires a pavement width of 22 feet, a shoulder width of 6 feet, and a minimum centerline radius of 150 feet. The actual pavement width complies with the requirement. The actual shoulder width is not wide enough for most of the route. The horizontal radius of the road route meets the radius requirement, except at the one location noted in the table below.

Location on plans	Pavement width = 22 feet	Shoulder width = 6 feet	Minimum centerline radius = 150 feet
Sta 13+50	yes	no	No, 130 feet
Remaining curves	yes	no	yes

Horizontally, the County requires a pavement radius of a cul-de-sac to be 45 feet, with a right-of-way radius of 50 to 55 feet. The existing cul-de-sac has a pavement radius of approximately 30 feet and therefore does not meet the County requirements.

Vertically, for a Major Local Road, the required k values for a sag curve and crest curve is 26 and 12, respectively. The k value is defined as the (length of vertical curve) / (the algebraic difference in grades). Five out of the twelve vertical curves do not meet the required k values as shown in the table below.

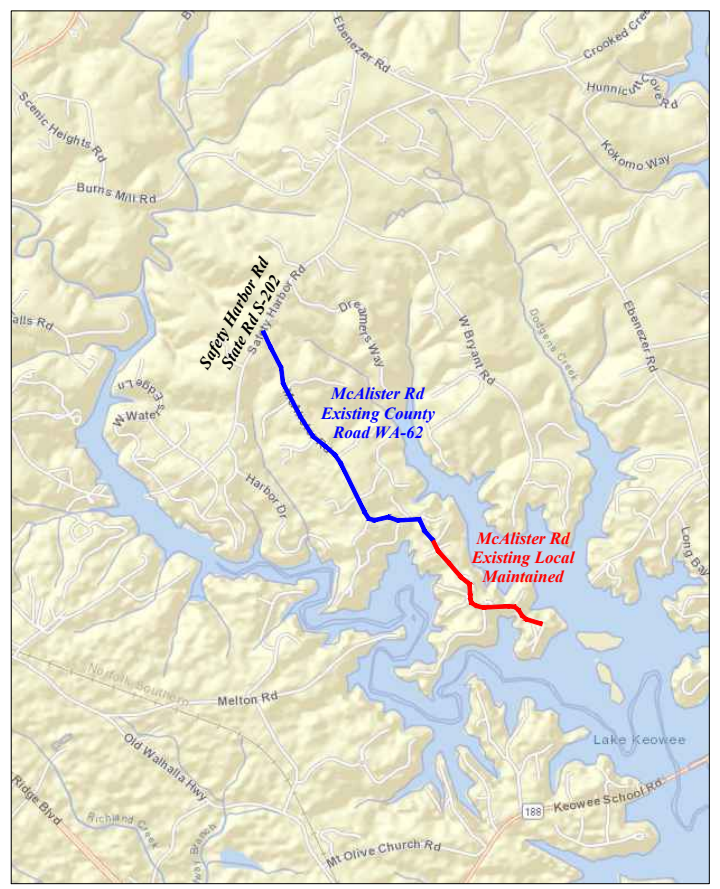
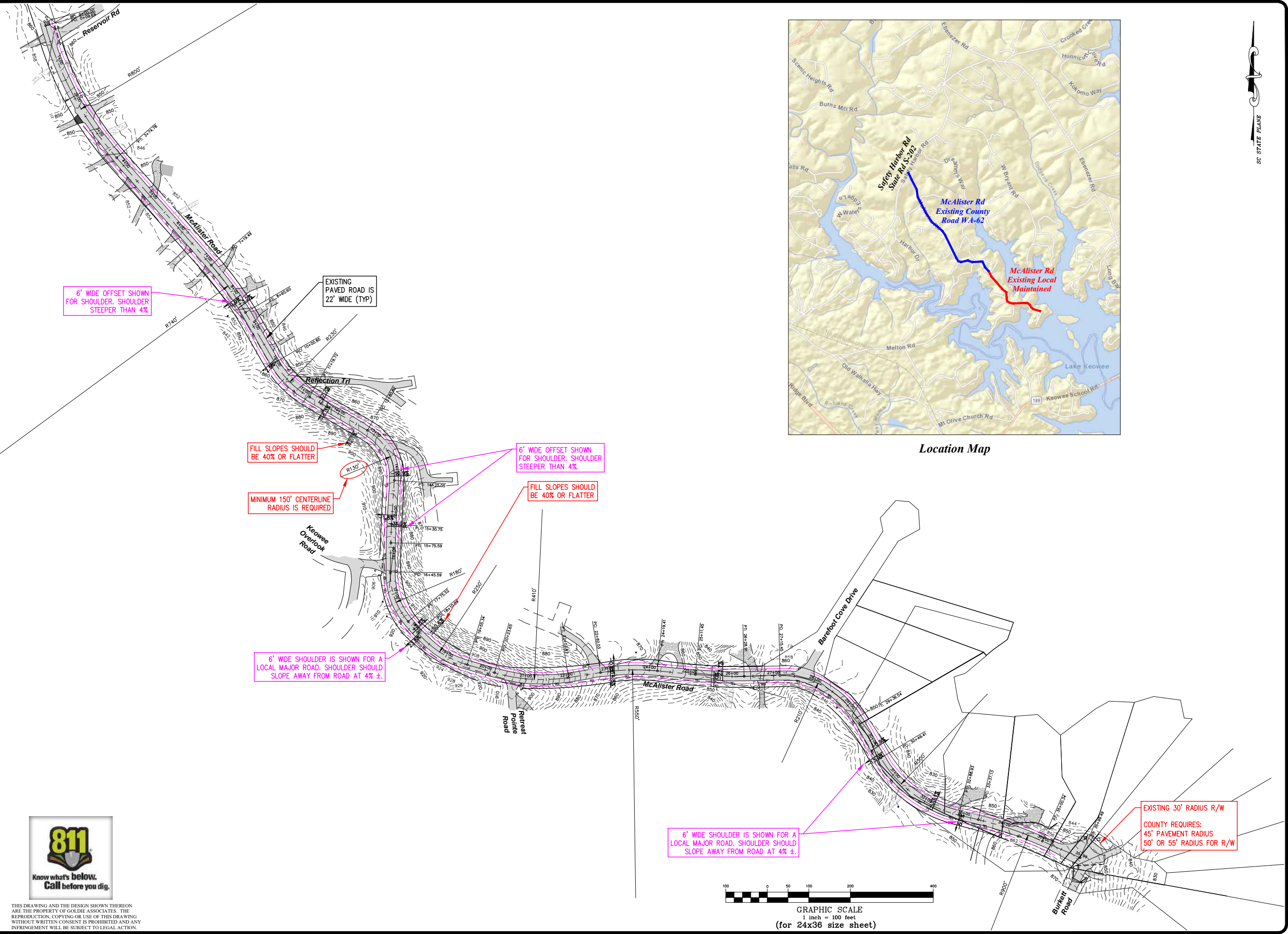
Location of vertical curve on plans	Required k value	Actual k value	Meets County Standard?
Sta 0+48 crest	12	14	yes
Sta 2+32 sag	26	11	no
Sta 7+37 crest	26	38	yes
Sta 8+91 sag	26	33	yes
Sta 10+48 sag	26	9	no
Sta 18+64 crest	12	9	no
Sta 20+73 crest	12	14	yes
Sta 22+89 sag	26	15	no
Sta 25+44 sag	26	14	no
Sta 27+50 crest	12	24	yes
Sta 30+92 sag	26	37	yes
Sta 34+59 crest	12	16	yes

Based on the number of houses being accessed by this road (approximately 66), and the existing pavement width of 22 feet, the County would consider this section of road to be a Major Local Road in accordance with Oconee County Road Standards. However, the Property Owners Association may choose to do a Traffic Study if it is believed that this could be designated as a Minor Local Road. In either case, this locally maintained portion of McAlister Road does not meet Oconee County standards. This conclusion was reached by using surveyed information provided by Stephen R. Edwards & Associates Inc. The known deficiencies are noted in the enclosed exhibits.

Sincerely,
Goldie Associates

Jon McGahey
Consulting Department Manager
Project Manager

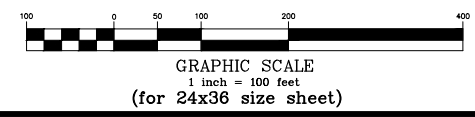
Encl: Exhibits #1 and #2 (11x17)



Location Map

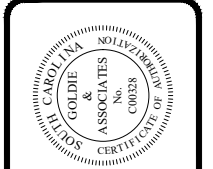


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NO.	DATE	INITIAL	DESCRIPTION	BY
0	9/24/24			

ENGINEER'S STAMP

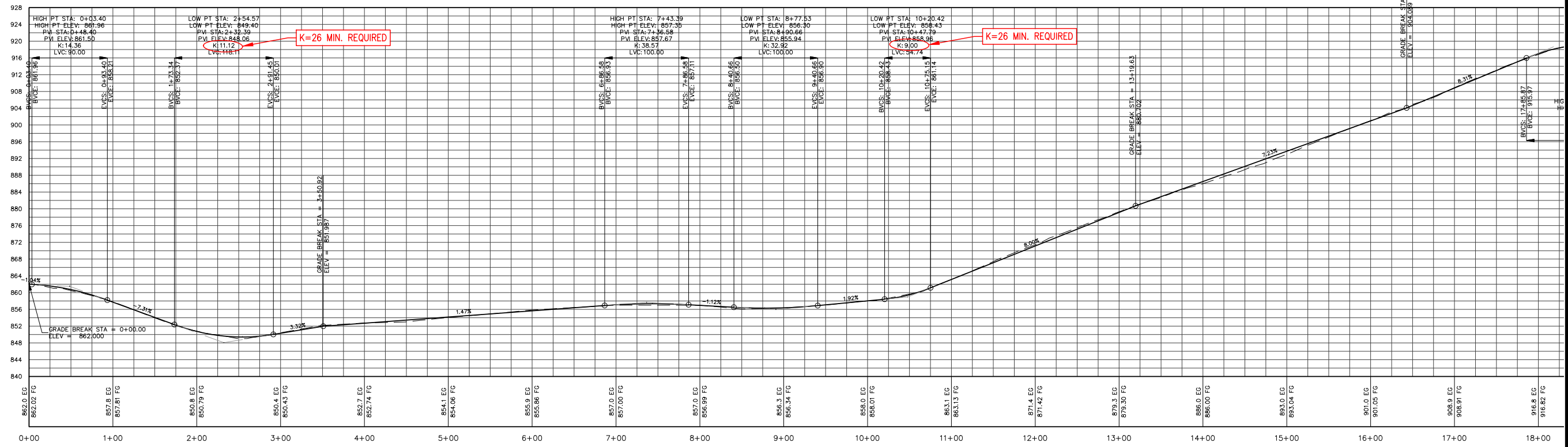


210 W. North Second Street
Seneca, SC 29678
Phone: (864) 882-8194
Civil and Environmental Engineering
Environmental Consulting
Utility Operations
Environmental Laboratory

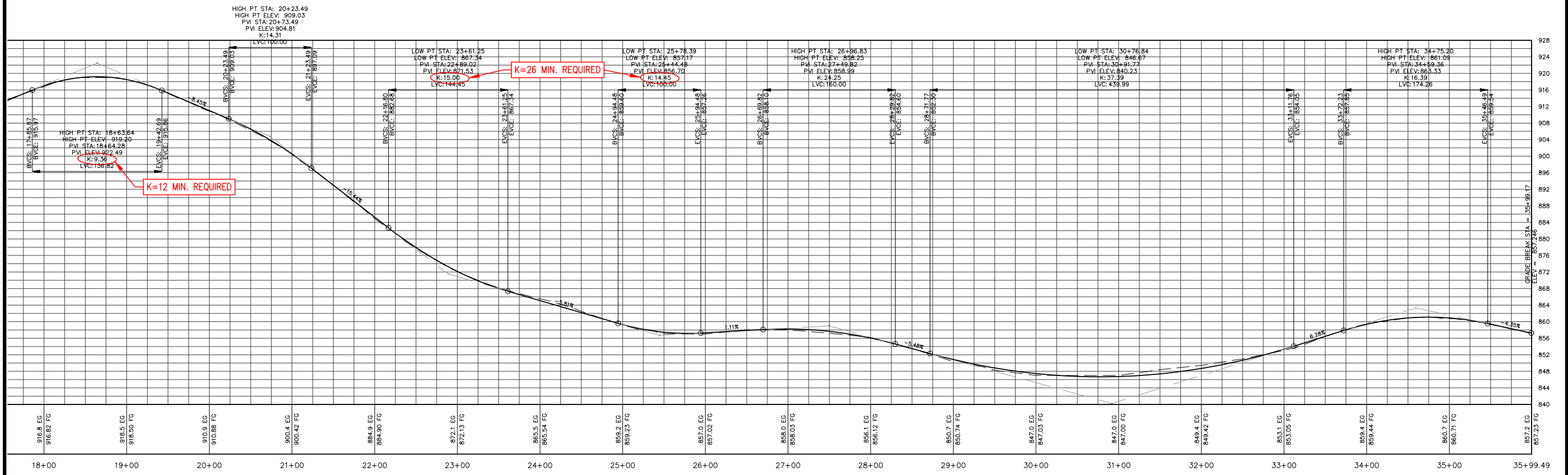


CLIENT: Stephen Edwards
PROJECT: Mc Alister Road County Assistance
SHEET TITLE: Exhibit #1 - Road Layout

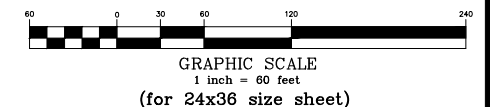
SHEET NO.	OF
1	2
FILE NO.	1878.1



Existing Centerline Profile
 1" = 60' (Horizontal Scale)
 1" = 12' (Vertical Scale)



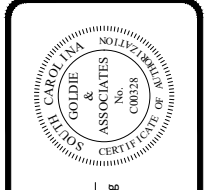
Existing Centerline Profile
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NO.	DATE	INITIAL	DESCRIPTION
0	9/2/24		

ENGINEER'S STAMP



210 W. North Second Street
 Seneca, SC 29678
 Phone: (864) 882-8194
 www.goldieassociates.com
 WE LISTEN. WE SERVE.

Civil and Environmental Engineering
 Environmental Consulting
 Utility Operations
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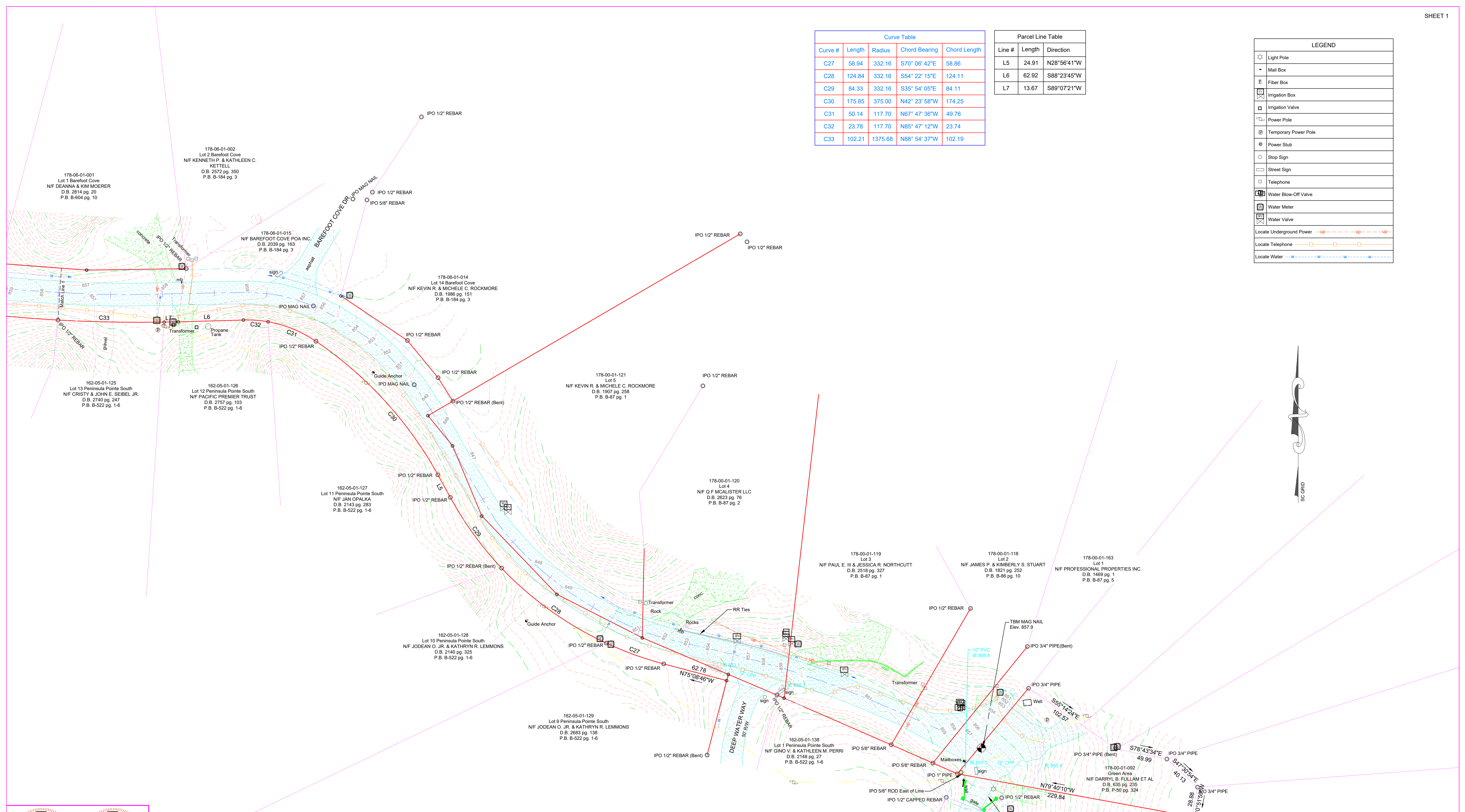
CLIENT: Stephen Edwards
 PROJECT: Mc Alister Road County Assistance
 SHEET TITLE: Exhibit #2 - Existing Road Profile

SHEET NO.	OF
2	2
FILE NO.	1878.1

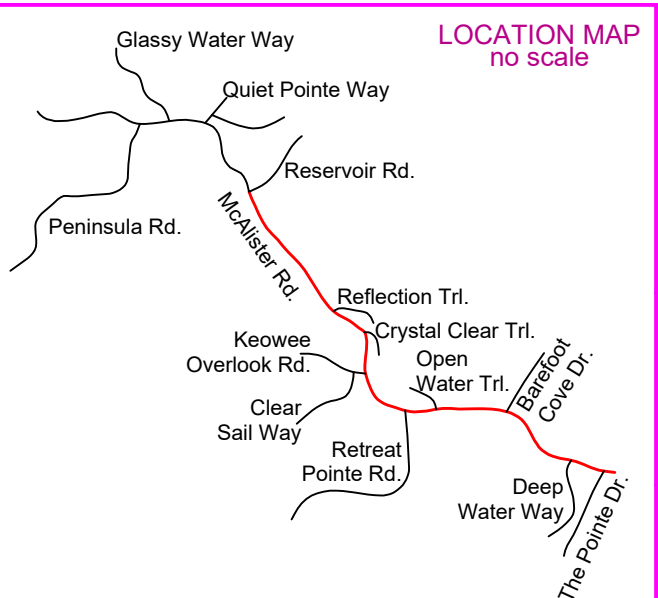
Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C27	58.94	332.16	S70° 06' 42"E	58.86
C28	124.84	332.16	S54° 22' 15"E	124.11
C29	84.33	332.16	S35° 54' 05"E	84.11
C30	175.85	375.00	N42° 23' 58"W	174.25
C31	50.14	117.70	N67° 47' 36"W	49.76
C32	23.78	117.70	N85° 47' 12"W	23.74
C33	102.21	1375.68	N88° 54' 37"W	102.19

Parcel Line Table		
Line #	Length	Direction
L5	24.91	N28°56'41"W
L6	62.92	S88°23'45"W
L7	13.67	S89°07'21"W

LEGEND	
	Light Pole
	Mail Box
	Fiber Box
	Irrigation Box
	Irrigation Valve
	Power Pole
	Temporary Power Pole
	Power Stub
	Stop Sign
	Street Sign
	Telephone
	Water Blow-Off Valve
	Water Meter
	Water Valve
	Locate Underground Power -up---up---up---
	Locate Telephone -o---o---o---
	Locate Water -w---w---w---

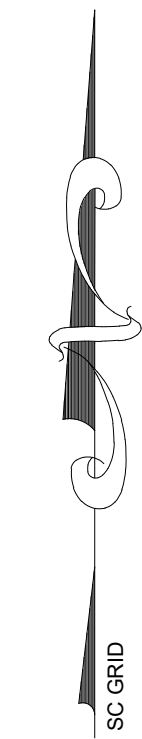


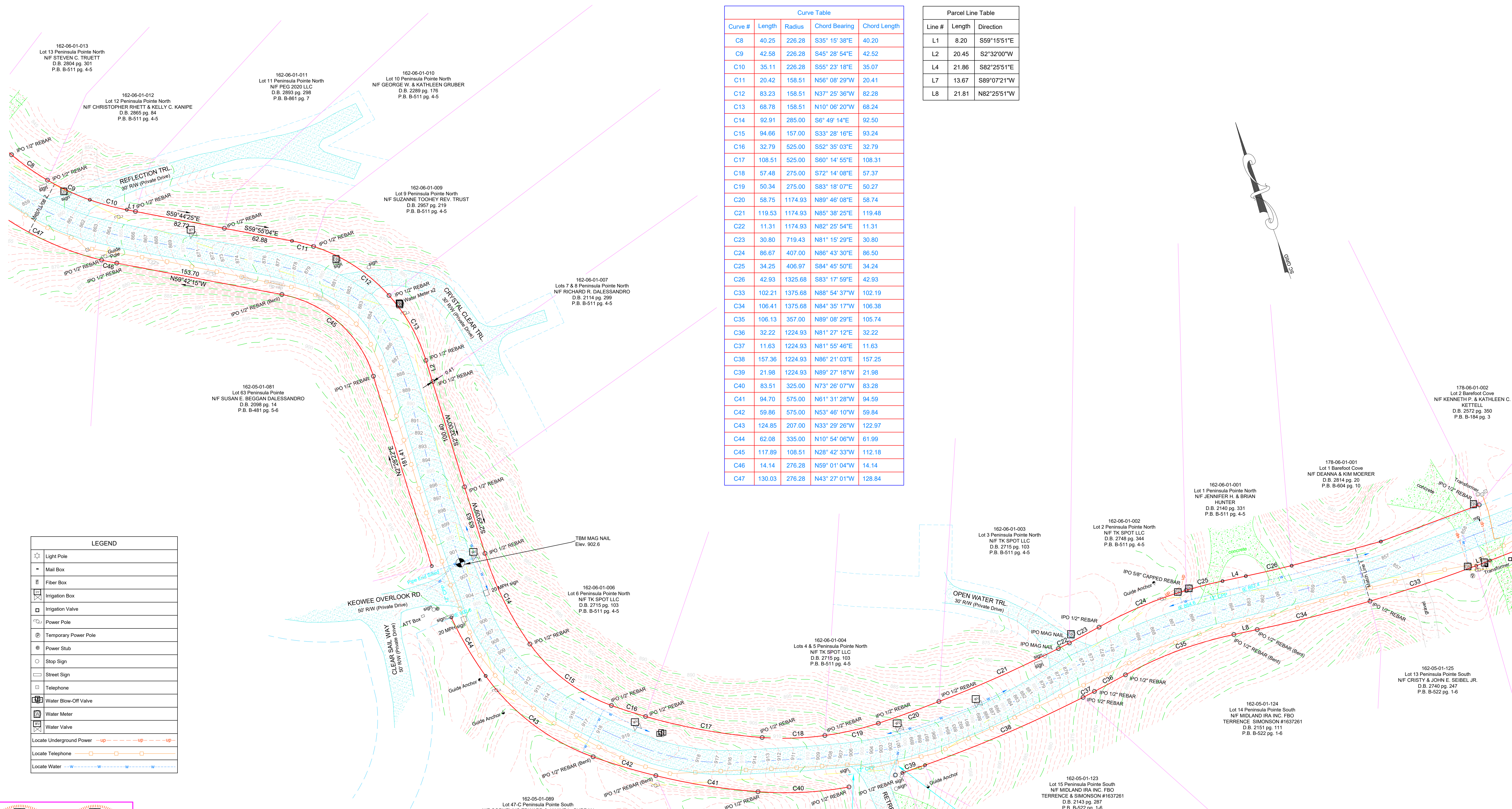
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.



PRELIMINARY
 TOPOGRAPHIC SURVEY FOR
OCONEE COUNTY
 WAGENER TOWNSHIP, OCONEE COUNTY, S. C.
STEPHEN R. EDWARDS & ASSOCIATES, INC.
 330 South Hwy 11 - West Union, S. C. - 29696
 (864) 718-1120
 DATE: 07-12-2024 JOB NUMBER: 24-179
 SCALE: 1"=40'

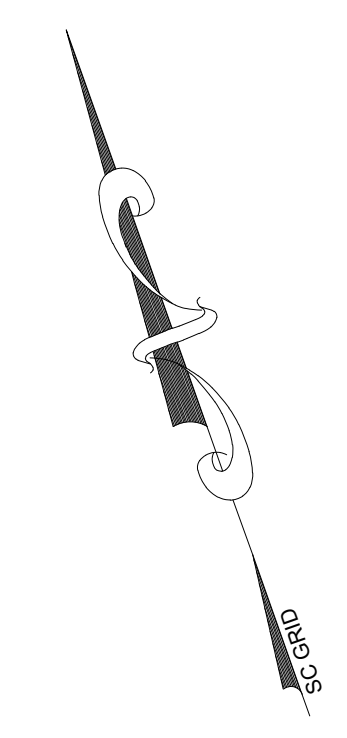
- NOTES**
- SEE P.B. B-522 PG. 1-6, B-156 PG. 8, P-50 PG. 324, B-87 PG. 1, B-87 PG. 2, B-87 PG. 5, B-86 PG. 10, B-184 PG. 3 & B-604 PG. 10
 - ELEVATIONS BASED ON NAVD 88 DATUM OBTAINED THROUGH SC VRN NETWORK.





Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C8	40.25	226.28	S35° 15' 38"E	40.20
C9	42.58	226.28	S45° 28' 54"E	42.52
C10	35.11	226.28	S55° 23' 18"E	35.07
C11	20.42	158.51	N56° 08' 29"W	20.41
C12	83.23	158.51	N37° 25' 36"W	82.28
C13	68.78	158.51	N10° 06' 20"W	68.24
C14	92.91	285.00	S6° 49' 14"E	92.50
C15	94.66	157.00	S33° 28' 16"E	93.24
C16	32.79	525.00	S52° 35' 03"E	32.79
C17	108.51	525.00	S60° 14' 55"E	108.31
C18	57.48	275.00	S72° 14' 08"E	57.37
C19	50.34	275.00	S83° 18' 07"E	50.27
C20	58.75	1174.93	N89° 46' 08"E	58.74
C21	119.53	1174.93	N85° 38' 25"E	119.48
C22	11.31	1174.93	N82° 25' 54"E	11.31
C23	30.80	719.43	N81° 15' 29"E	30.80
C24	86.67	407.00	N86° 43' 30"E	86.50
C25	34.25	406.97	S84° 45' 50"E	34.24
C26	42.93	1325.68	S83° 17' 59"E	42.93
C33	102.21	1375.68	N88° 54' 37"W	102.19
C34	106.41	1375.68	N84° 35' 17"W	106.38
C35	106.13	357.00	N89° 08' 29"E	105.74
C36	32.22	1224.93	N81° 27' 12"E	32.22
C37	11.63	1224.93	N81° 55' 46"E	11.63
C38	157.36	1224.93	N86° 21' 03"E	157.25
C39	21.98	1224.93	N89° 27' 18"W	21.98
C40	83.51	325.00	N73° 26' 07"W	83.28
C41	94.70	575.00	N61° 31' 28"W	94.59
C42	59.86	575.00	N53° 46' 10"W	59.84
C43	124.85	207.00	N33° 29' 26"W	122.97
C44	62.08	335.00	N10° 54' 06"W	61.99
C45	117.89	108.51	N28° 42' 33"W	112.18
C46	14.14	276.28	N59° 01' 04"W	14.14
C47	130.03	276.28	N43° 27' 01"W	128.84

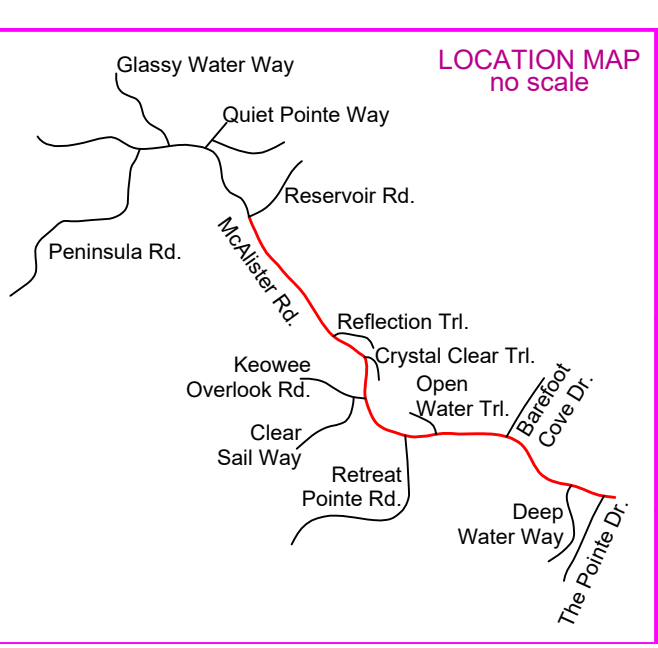
Parcel Line Table		
Line #	Length	Direction
L1	8.20	S59°15'51"E
L2	20.45	S2°32'00"W
L4	21.86	S82°25'51"E
L7	13.67	S89°07'21"W
L8	21.81	N82°25'51"W



LEGEND	
	Light Pole
	Mail Box
	Fiber Box
	Irrigation Box
	Irrigation Valve
	Power Pole
	Temporary Power Pole
	Power Stub
	Stop Sign
	Street Sign
	Telephone
	Water Blow-Off Valve
	Water Meter
	Water Valve
	Locate Underground Power
	Locate Telephone
	Locate Water

STEPHEN R. EDWARDS & ASSOCIATES, INC. No. 19881

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON 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. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.



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OCCONEE COUNTY

WAGENER TOWNSHIP, OCCONEE COUNTY, S. C.

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330 South Hwy 11 - West Union, S. C. - 29696
(864) 718-1120

DATE: 07-12-2024 JOB NUMBER: 24-179

SCALE: 1"=40'

- NOTES
- RIGHT-OF-WAY SURVEY
MCALISER ROAD
- SEE P.B. B-481 PG.5-6, B-522 PG.1-6, B-604 PG.10 & B-184 PG.3
 - ELEVATIONS BASED ON NAVD 88 DATUM OBTAINED THROUGH SC VRN NETWORK

182-05-01-122
Lot 16 Peninsula Pointe South
N/F MATTHEW A. & SARAH H. JOB
D.B. 2636 pg. 233
P.B. B-522 pg. 1-6

162-05-01-123
Lot 15 Peninsula Pointe South
N/F MIDLAND IRA, INC. FBO
TERRENCE & SIMONSON #1637261
D.B. 2143 pg. 287
P.B. B-522 pg. 1-6

162-05-01-124
Lot 14 Peninsula Pointe South
N/F MIDLAND IRA, INC. FBO
TERRENCE & SIMONSON #1637261
D.B. 2151 pg. 111
P.B. B-522 pg. 1-6

162-05-01-125
Lot 13 Peninsula Pointe South
N/F CRISTY & JOHN E. SEIBEL JR.
D.B. 2740 pg. 247
P.B. B-522 pg. 1-6

178-06-01-001
Lot 1 Barefoot Cove
N/F DEANNA & KIM MOERER
D.B. 2814 pg. 20
P.B. B-604 pg. 10

178-06-01-002
Lot 2 Barefoot Cove
N/F KENNETH P. & KATHLEEN C. KETTEL
D.B. 2572 pg. 350
P.B. B-184 pg. 3

162-06-01-003
Lot 3 Peninsula Pointe North
N/F TK SPOT LLC
D.B. 2715 pg. 103
P.B. B-511 pg. 4-5

182-06-01-002
Lot 2 Peninsula Pointe North
N/F TK SPOT LLC
D.B. 2748 pg. 344
P.B. B-511 pg. 4-5

162-06-01-001
Lot 1 Peninsula Pointe North
N/F JENNIFER H. & BRIAN HUNTER
D.B. 2140 pg. 331
P.B. B-511 pg. 4-5

162-06-01-006
Lot 6 Peninsula Pointe North
N/F TK SPOT LLC
D.B. 2715 pg. 103
P.B. B-511 pg. 4-5

162-05-01-089
Lot 47-C Peninsula Pointe South
N/F CORNELIUS EDWARD & JANINE L. CURRAN
D.B. 2744 pg. 324
P.B. B-522 pg. 1-6

162-05-01-090
Lot 47-B Peninsula Pointe South
N/F MARK W. & TINA F. BATASKA
D.B. 2627 pg. 74
P.B. B-522 pg. 1-6

162-06-01-013
Lot 13 Peninsula Pointe North
N/F STEVEN C. TRUETT
D.B. 2804 pg. 301
P.B. B-511 pg. 4-5

162-06-01-011
Lot 11 Peninsula Pointe North
N/F PEG 2020 LLC
D.B. 2893 pg. 298
P.B. B-661 pg. 7

162-06-01-010
Lot 10 Peninsula Pointe North
N/F GEORGE W. & KATHLEEN GRUBER
D.B. 2289 pg. 176
P.B. B-511 pg. 4-5

162-06-01-012
Lot 12 Peninsula Pointe North
N/F CHRISTOPHER RHETT & KELLY C. KANIPE
D.B. 2865 pg. 84
P.B. B-511 pg. 4-5

162-06-01-009
Lot 9 Peninsula Pointe North
N/F SUZANNE TOOHEY REV. TRUST
D.B. 2957 pg. 219
P.B. B-511 pg. 4-5

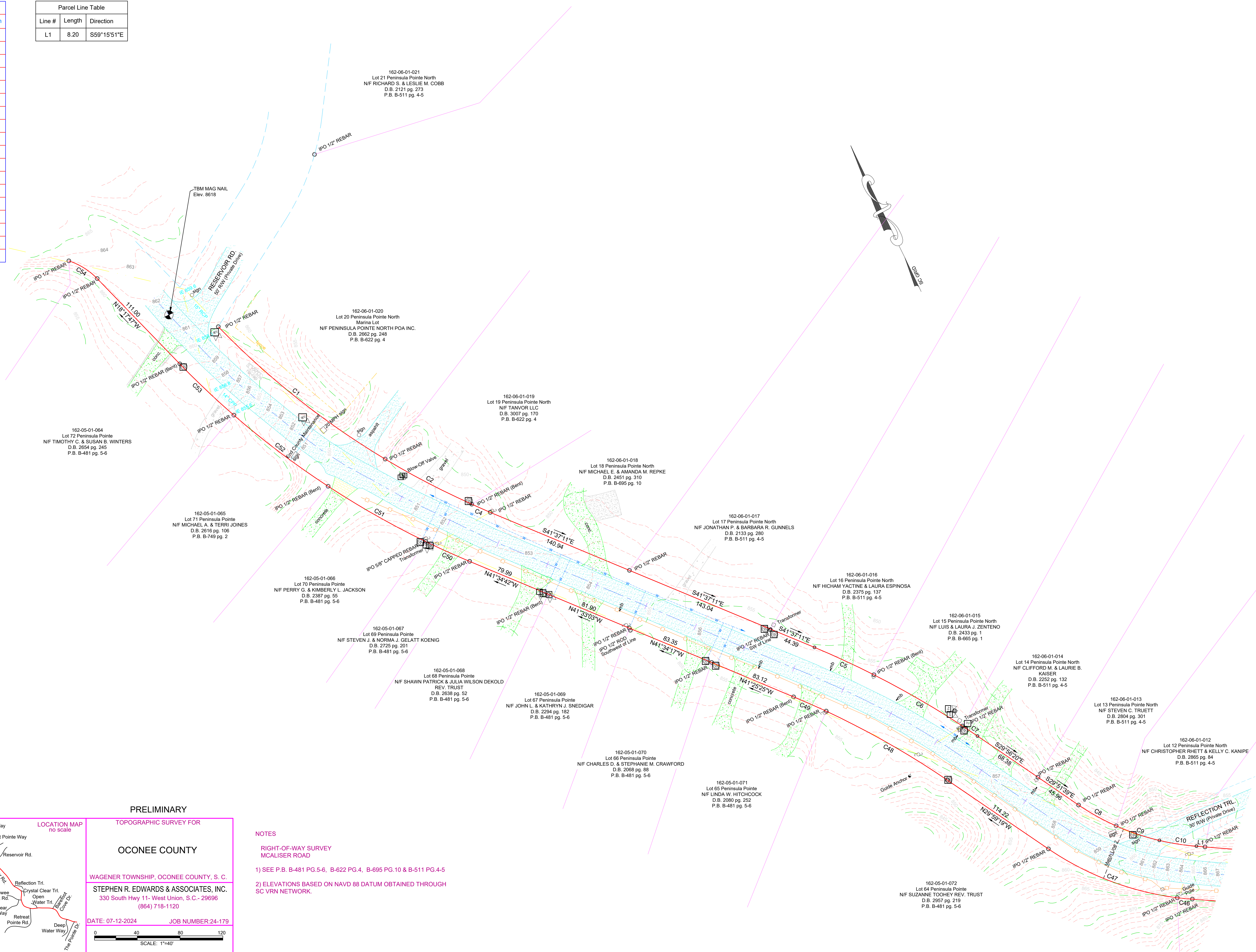
162-06-01-007
Lots 7 & 8 Peninsula Pointe North
N/F RICHARD R. DALESSANDRO
D.B. 2114 pg. 289
P.B. B-511 pg. 4-5

162-05-01-081
Lot 63 Peninsula Pointe
N/F SUSAN E. BEGGAN DALESSANDRO
D.B. 2098 pg. 14
P.B. B-481 pg. 5-6

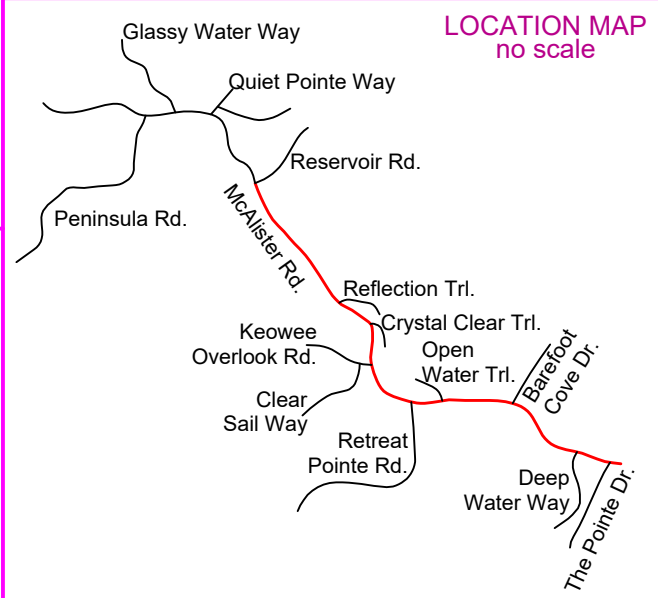
Curve Table				
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C2	91.33	764.10	S36° 44' 37"E	91.27
C4	18.93	764.10	S40° 10' 04"E	18.93
C5	61.14	857.17	N39° 28' 34"W	61.13
C6	95.71	857.17	N34° 11' 52"W	95.66
C7	16.87	857.17	N30° 23' 04"W	16.87
C8	40.25	226.28	S35° 15' 38"E	40.20
C9	42.58	226.28	S45° 28' 54"E	42.52
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C47	130.03	276.28	N43° 27' 01"W	128.84
C48	130.55	807.17	N34° 34' 27"W	130.41
C49	33.19	807.17	N40° 36' 57"W	33.18
C50	44.98	814.10	N39° 51' 16"W	44.97
C51	104.98	814.10	N34° 42' 14"W	104.91
C52	110.43	814.10	N27° 12' 01"W	110.34
C53	69.73	814.10	N20° 44' 04"W	69.71
C54	31.55	65.00	N32° 17' 22"W	31.24

Parcel Line Table		
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LEGEND	
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	Mail Box
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	Irrigation Box
	Irrigation Valve
	Power Pole
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	Stop Sign
	Street Sign
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	Water Meter



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 No. 19881
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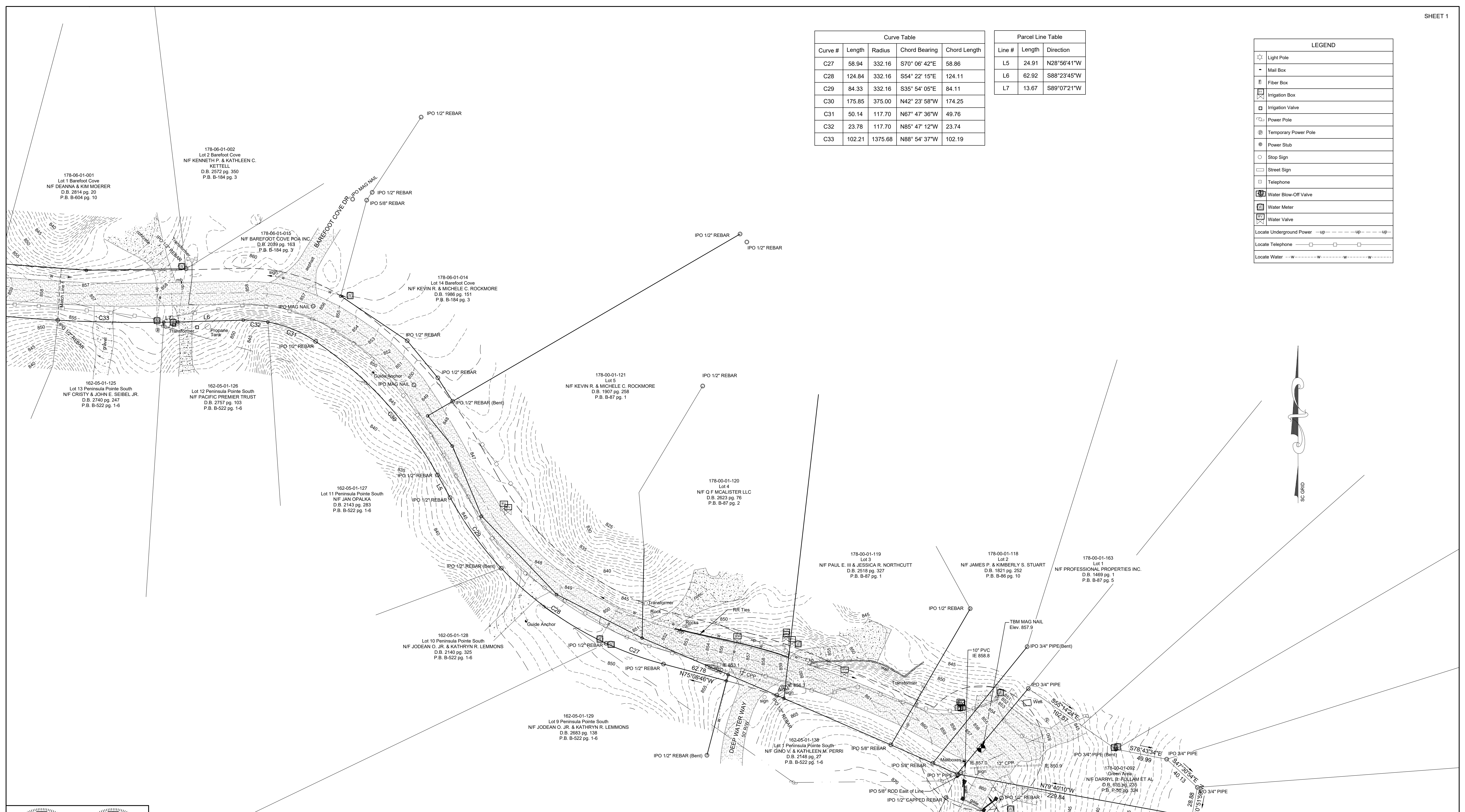
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MCALISTER ROAD
 - SEE P.B. B-481 PG.5-6, B-622 PG.4, B-695 PG.10 & B-511 PG.4-5
 - ELEVATIONS BASED ON NAVD 88 DATUM OBTAINED THROUGH SC VRN NETWORK.

162-05-01-072
 Lot 64 Peninsula Pointe
 N/F SUZANNE TOOHEY REV. TRUST
 D.B. 2957 pg. 219
 P.B. B-481 pg. 5-6

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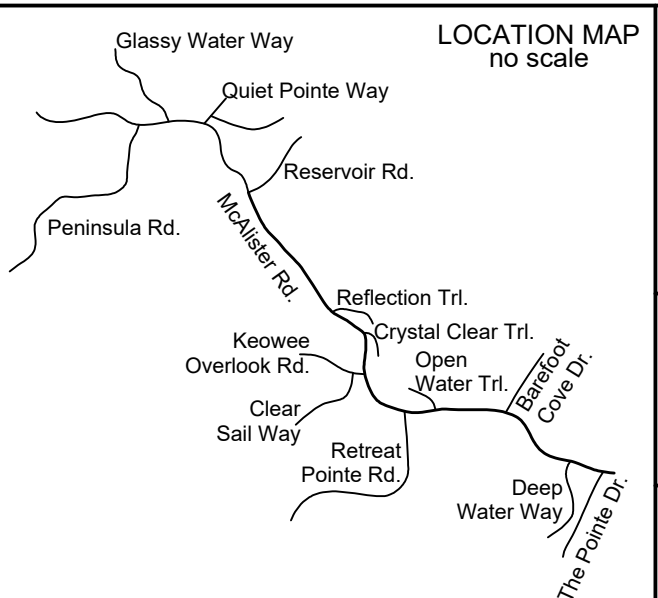
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	Water Blow-Off Valve
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	Locate Underground Power -up-----up-----up-----
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	Locate Water -w-----w-----w-----



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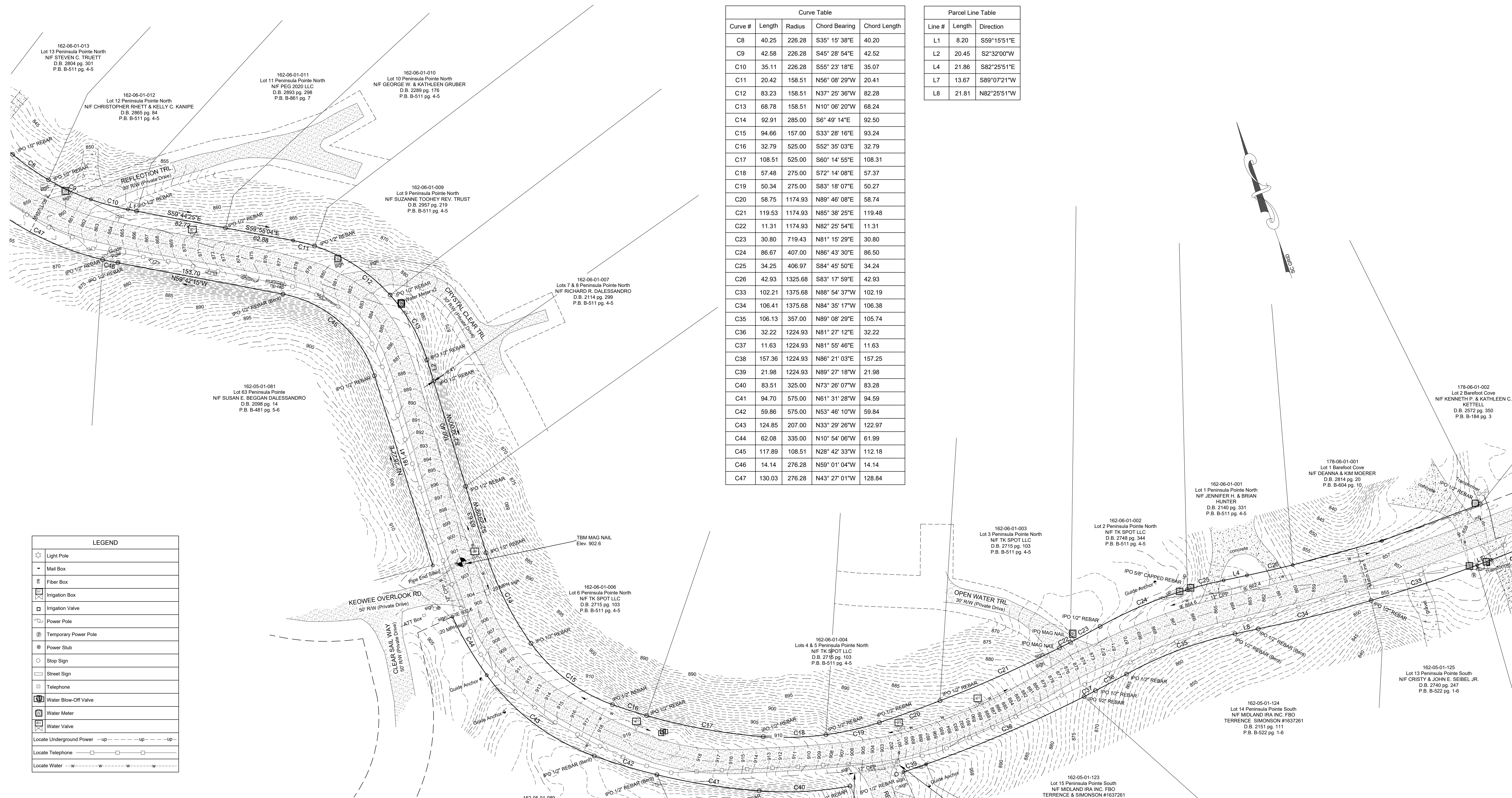
SCALE: 1"=40'

NOTES

RIGHT-OF-WAY SURVEY
MCALISTER ROAD

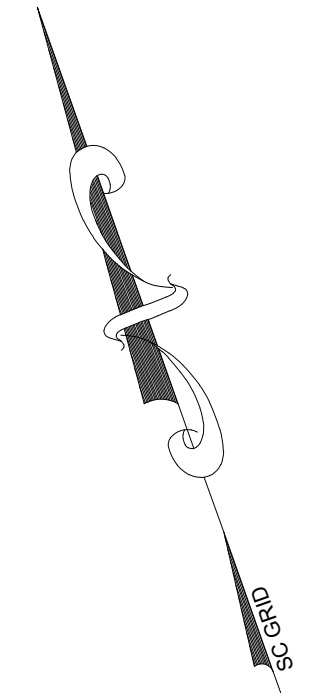
1) SEE P.B. B-522 PG.1-6, B-156 PG.8, P-50 PG.324, B-87 PG.1, B-87 PG.2, B-87 PG.5, B-86 PG.10, B-184 PG.3 & B-604 PG.10

2) ELEVATIONS BASED ON NAVD 88 DATUM OBTAINED THROUGH SC VRN NETWORK.



Curve Table				
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C9	42.58	226.28	S45° 28' 54"E	42.52
C10	35.11	226.28	S55° 23' 18"E	35.07
C11	20.42	158.51	N56° 08' 29"W	20.41
C12	83.23	158.51	N37° 25' 36"W	82.28
C13	68.78	158.51	N10° 06' 20"W	68.24
C14	92.91	285.00	S6° 49' 14"E	92.50
C15	94.66	157.00	S33° 28' 16"E	93.24
C16	32.79	525.00	S52° 35' 03"E	32.79
C17	108.51	525.00	S60° 14' 55"E	108.31
C18	57.48	275.00	S72° 14' 08"E	57.37
C19	50.34	275.00	S83° 18' 07"E	50.27
C20	58.75	1174.93	N89° 46' 08"E	58.74
C21	119.53	1174.93	N85° 38' 25"E	119.48
C22	11.31	1174.93	N82° 25' 54"E	11.31
C23	30.80	719.43	N81° 15' 29"E	30.80
C24	86.67	407.00	N86° 43' 30"E	86.50
C25	34.25	406.97	S84° 45' 50"E	34.24
C26	42.93	1325.68	S83° 17' 59"E	42.93
C33	102.21	1375.68	N88° 54' 37"W	102.19
C34	106.41	1375.68	N84° 35' 17"W	106.38
C35	106.13	357.00	N89° 08' 29"E	105.74
C36	32.22	1224.93	N81° 27' 12"E	32.22
C37	11.63	1224.93	N81° 55' 46"E	11.63
C38	157.36	1224.93	N86° 21' 03"E	157.25
C39	21.98	1224.93	N89° 27' 18"W	21.98
C40	83.51	325.00	N73° 26' 07"W	83.28
C41	94.70	575.00	N61° 31' 28"W	94.59
C42	59.86	575.00	N53° 46' 10"W	59.84
C43	124.85	207.00	N33° 29' 26"W	122.97
C44	62.08	335.00	N10° 54' 06"W	61.99
C45	117.89	108.51	N28° 42' 33"W	112.18
C46	14.14	276.28	N59° 01' 04"W	14.14
C47	130.03	276.28	N43° 27' 01"W	128.84

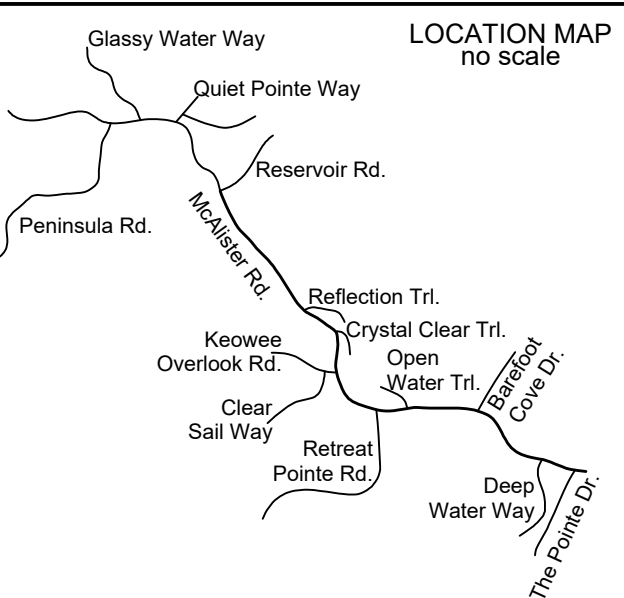
Parcel Line Table		
Line #	Length	Direction
L1	8.20	S59°15'51"E
L2	20.45	S2°32'00"W
L4	21.86	S82°25'51"E
L7	13.67	S89°07'21"W
L8	21.81	N82°25'51"W



LEGEND	
	Light Pole
	Mail Box
	Fiber Box
	Irrigation Box
	Irrigation Valve
	Power Pole
	Temporary Power Pole
	Power Stub
	Stop Sign
	Street Sign
	Telephone
	Water Blow-Off Valve
	Water Meter
	Water Valve
	Locate Underground Power
	Locate Telephone
	Locate Water

STEPHEN R. EDWARDS & ASSOCIATES, INC. No. 19881

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON 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. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.



PRELIMINARY TOPOGRAPHIC SURVEY FOR

OCONEE COUNTY

WAGENER TOWNSHIP, OCONEE COUNTY, S. C.

STEPHEN R. EDWARDS & ASSOCIATES, INC.
330 South Hwy 11- West Union, S.C. - 29696
(864) 718-1120

DATE: 07-12-2024 JOB NUMBER: 24-179

SCALE: 1"=40'

- NOTES
- SEE P.B. B-481 PG.5-6, B-522 PG.1-6, B-604 PG.10 & B-184 PG.3
 - ELEVATIONS BASED ON NAVD 88 DATUM OBTAINED THROUGH SC VRN NETWORK.

162-05-01-122
Lot 16 Peninsula Pointe South
N/F MATTHEW A. & SARAH H. JOB
D.B. 2636 pg. 233
P.B. B-522 pg. 1-6

162-05-01-123
Lot 15 Peninsula Pointe South
N/F MIDLAND IRA INC. FBO
TERRENCE & SIMONSON #1637261
D.B. 2143 pg. 287
P.B. B-522 pg. 1-6

162-06-01-001
Lot 1 Peninsula Pointe North
N/F JENNIFER H. & BRIAN
HUNTER
D.B. 2140 pg. 331
P.B. B-511 pg. 4-5

162-06-01-002
Lot 2 Peninsula Pointe North
N/F TK SPOT LLC
D.B. 2748 pg. 344
P.B. B-511 pg. 4-5

162-06-01-003
Lot 3 Peninsula Pointe North
N/F TK SPOT LLC
D.B. 2715 pg. 103
P.B. B-511 pg. 4-5

162-06-01-004
Lots 4 & 5 Peninsula Pointe North
N/F TK SPOT LLC
D.B. 2715 pg. 103
P.B. B-511 pg. 4-5

162-06-01-006
Lot 6 Peninsula Pointe North
N/F TK SPOT LLC
D.B. 2715 pg. 103
P.B. B-511 pg. 4-5

162-06-01-007
Lots 7 & 8 Peninsula Pointe North
N/F RICHARD R. DALESSANDRO
D.B. 2114 pg. 299
P.B. B-511 pg. 4-5

162-06-01-009
Lot 9 Peninsula Pointe North
N/F SUZANNE TOOHEY REV. TRUST
D.B. 2957 pg. 219
P.B. B-511 pg. 4-5

162-06-01-010
Lot 10 Peninsula Pointe North
N/F GEORGE W. & KATHLEEN GRUBER
D.B. 2289 pg. 176
P.B. B-511 pg. 4-5

162-06-01-011
Lot 11 Peninsula Pointe North
N/F PEG 2020 LLC
D.B. 2893 pg. 298
P.B. B-511 pg. 7

162-06-01-012
Lot 12 Peninsula Pointe North
N/F CHRISTOPHER RHETT & KELLY C. KANIPE
D.B. 2865 pg. 84
P.B. B-511 pg. 4-5

162-06-01-013
Lot 13 Peninsula Pointe North
N/F STEVEN C. TRUETT
D.B. 2804 pg. 301
P.B. B-511 pg. 4-5

178-06-01-002
Lot 2 Barefoot Cove
N/F KENNETH P. & KATHLEEN C.
KETTELL
D.B. 2572 pg. 350
P.B. B-184 pg. 3

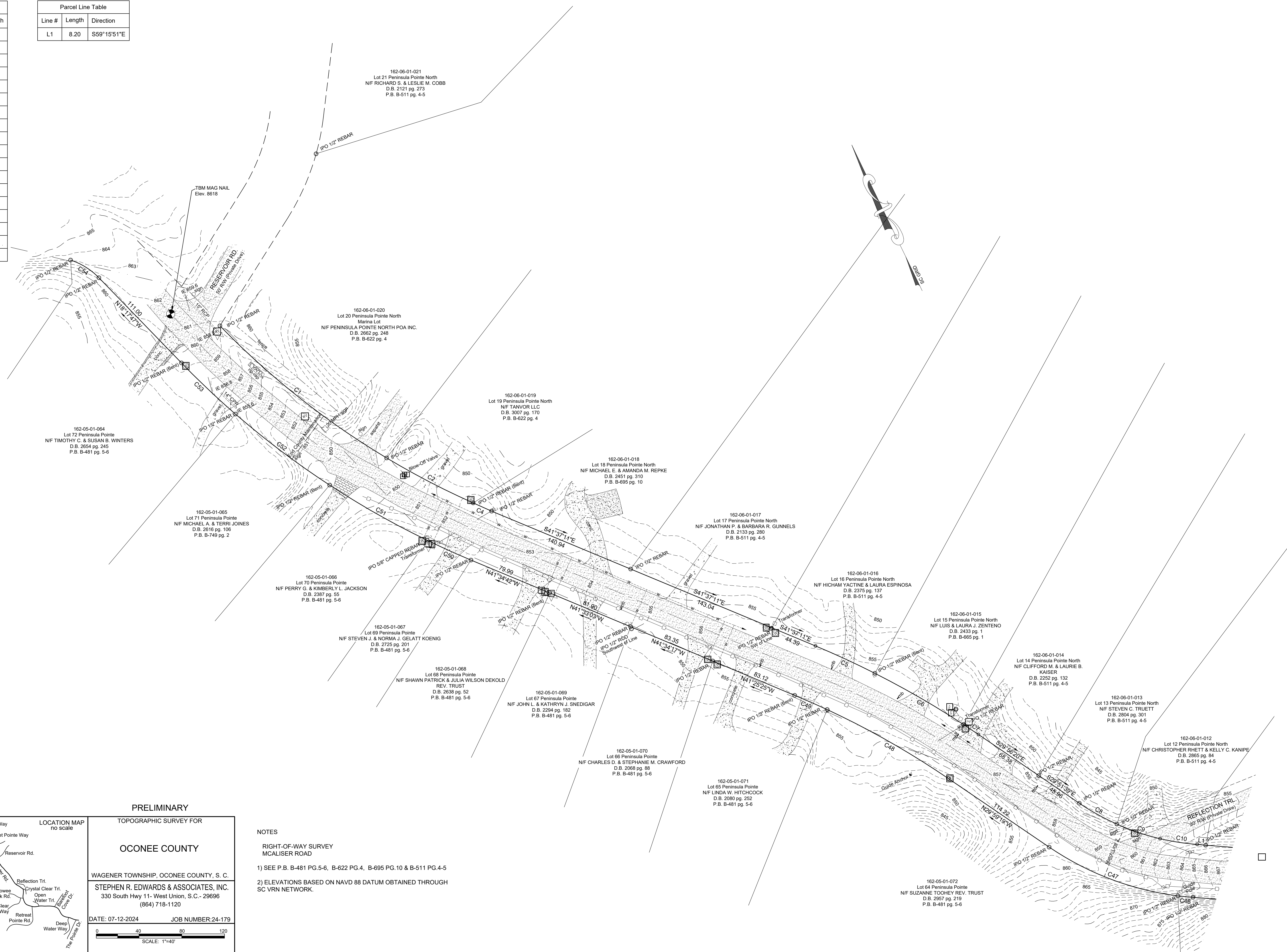
178-06-01-001
Lot 1 Barefoot Cove
N/F DEANNA & KIM MOERER
D.B. 2614 pg. 20
P.B. B-504 pg. 10

162-05-01-125
Lot 13 Peninsula Pointe South
N/F CRISTY & JOHN E. SEIBEL JR.
D.B. 2740 pg. 247
P.B. B-522 pg. 1-6

162-05-01-124
Lot 15 Peninsula Pointe South
N/F MIDLAND IRA INC. FBO
TERRENCE & SIMONSON #1637261
D.B. 2143 pg. 111
P.B. B-522 pg. 1-6

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	199.68	764.10	S25° 48' 07"E	199.11
C2	91.33	764.10	S36° 44' 37"E	91.27
C4	18.93	764.10	S40° 10' 04"E	18.93
C5	61.14	857.17	N39° 28' 34"W	61.13
C6	95.71	857.17	N34° 11' 52"W	95.66
C7	16.87	857.17	N30° 23' 04"W	16.87
C8	40.25	226.28	S35° 15' 38"E	40.20
C9	42.58	226.28	S45° 28' 54"E	42.52
C10	35.11	226.28	S55° 23' 18"E	35.07
C46	14.14	276.28	N59° 01' 04"W	14.14
C47	130.03	276.28	N43° 27' 01"W	128.84
C48	130.55	807.17	N34° 34' 27"W	130.41
C49	33.19	807.17	N40° 36' 57"W	33.18
C50	44.98	814.10	N39° 51' 16"W	44.97
C51	104.98	814.10	N34° 42' 14"W	104.91
C52	110.43	814.10	N27° 42' 01"W	110.34
C53	69.73	814.10	N20° 44' 04"W	69.71
C54	31.55	65.00	N32° 17' 22"W	31.24

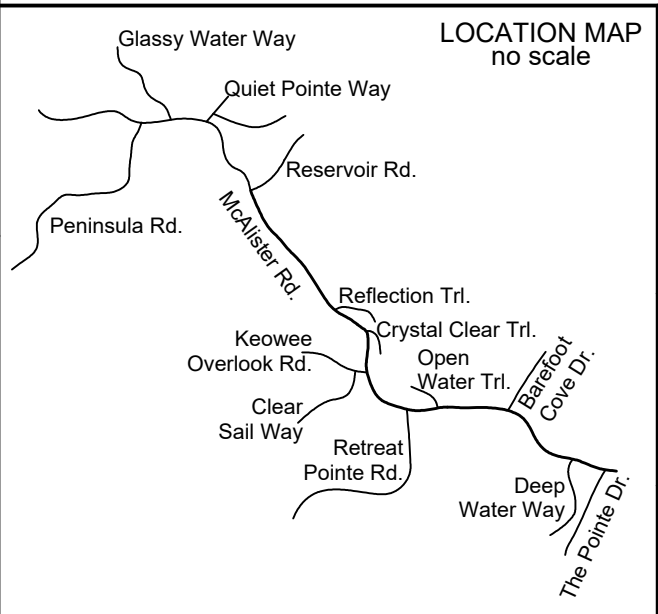
Parcel Line Table		
Line #	Length	Direction
L1	8.20	S59° 15' 51"E



LEGEND	
	Light Pole
	Mail Box
	Fiber Box
	Irrigation Box
	Irrigation Valve
	Power Pole
	Temporary Power Pole
	Power Stub
	Stop Sign
	Street Sign
	Telephone
	Water Blow-Off Valve
	Water Meter

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STEPHEN R. EDWARDS & ASSOCIATES, INC.
330 South Hwy 11 - West Union, S. C. - 29696
(864) 718-1120

DATE: 07-12-2024 JOB NUMBER: 24-179

SCALE: 1"=40'

NOTES

RIGHT-OF-WAY SURVEY
MCALISER ROAD

1) SEE P.B. B-481 PG. 5-6, B-622 PG. 4, B-695 PG. 10 & B-511 PG. 4-5

2) ELEVATIONS BASED ON NAVD 88 DATUM OBTAINED THROUGH SC VRN NETWORK.

THE JOURNAL

PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

IN RE:

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of THE JOURNAL, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on


January 11, 2025

the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Hal Welch
General Manager

Subscribed and sworn to before me this
1/11/2025



Velma J. Nelson
Notary Public
State of South Carolina

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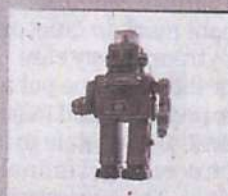
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dicap, familial
origin, or inten-

Personal Representative: PEGGY J BREAZEALE
Address: 124 LOLA DRIVE FAIR PLAY, SC 29643
Estate: EDWARD TATE ZEIGLER SR
Date of Death: 9/22/2024
Case Number: 2024ES3700851
Personal Representative: EDWARD T ZEIGLER JR
Address: 38 LANNEAU DRIVE GREENVILLE, SC 29605

The Oconee County Council will meet in 2025 on the first and third Tuesday of each month with the following exceptions: July, August, and November meetings, which will be only on the third Tuesday of each of these months; March, June and December meetings, which will be only on the first Tuesday of each of these months.

All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina.

Oconee County Council will also hold a Planning Retreat beginning at 9:00 a.m. on Thursday, February 20, 2025 to establish short- and long-term goals. This meeting will be held off-site in the Tri-County Technical College, Oconee Campus, conference room located at 552 Education Way, Westminster, South Carolina.

Oconee County Council will also meet on Tuesday, January 6, 2026 in Council Chambers at which point they will establish their 2026 Coun-

cil and Committee meeting schedules.

Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.

Oconee County Council Committees will meet in 2025 prior to County Council meetings on the following dates/times in Council Chambers located at 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health, & Welfare Committee at 4:30 p.m. on the following dates: February 18, May 20, July 15, & September 16, 2025.

The Transportation Committee at 4:30 p.m. on the following dates: February 18, May 20, July 15, & September 16, 2025.

The Real Estate, Facilities, & Land Management Committee at 4:30 p.m. on the following dates: April 1, June 3, August 19, & October 21, 2025.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: April 1, June 3, August 19, & October 21, 2025.

The Budget, Finance, & Administration Committee at 9:00 a.m. on the following dates: February 20 [Strategic Planning Retreat] and 4:30 p.m. on the following dates: March 4 [4 p.m.], April 15, & May 6, 2025.

NOTICE OF APPLICATION
Notice is hereby given that Ash

South Carolina Department of Revenue for a license/permit that will allow the sale and On Premises consumption of Beer, Wine and Liquor at 671 Highway 123 Bypass Seneca SC 29678.

To object to the issuance of this permit/license, written protest must be postmarked no later than January 26, 2025.

For a protest to be valid, it must be in writing, and should include the following information:

- (1) The name, address and telephone number of the person filing the protest;
- (2) The specific reasons why the application should be denied;
- (3) That the person protesting is willing to attend a hearing (if one is requested by the applicant);
- (4) That the person protesting resides in the same county where the proposed place of business is located or within five miles of the business; and,
- (5) The name of the applicant and the address of the premises to be licensed. ent of Revenue, ABL SECTION, P.O. Box 125, Columbia, SC 29214-097.

Yard Sale?

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today to place an ad!

Oconee County Council

Oconee County
Administrative Offices
415 South Pine Street
Walhalla, SC 29691

Phone: 864-718-1023
Fax: 864 718-1024

E-mail:
jennifercadams@oconeesc.com

John Elliott
District I

Matthew Durham
Chairman
District II

Don Mize
Vice Chairman
District III

Thomas James
District IV

J. Glenn Hart
Chairman Pro Tem
District V



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Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. **The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety.** The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not pre-empted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Facility means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

***Meeting* means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility.** The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) **Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting,** or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when

the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.

- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.
- (7) Use any county governmental facility, grounds or other property for any purpose not authorized by law or expressly permitted by officials responsible for the premises.
- (8) Enter without authorization or permission or refuse to leave any county governmental facility, grounds or other property after hours of operation.
- (9) Obstruct or impede passage within a building, grounds or other property of any county governmental facility.
- (10) Enter, without legal cause or good excuse, a county governmental facility, grounds or property after having been warned not to do so; or, having entered such property, fail and refuse without legal cause or good excuse to leave immediately upon being ordered or requested to do so by an official, employee, agent or representative responsible for premises.
- (11) Damage, deface, injure or attempt to damage, deface or injure a county governmental property, whether real property or otherwise.
- (12) Enter or attempt to enter any restricted or nonpublic ingress point or any restricted access area, or bypass or attempt to bypass the designated public entrance or security checkpoint of a facility without authorization or permission.
- (13) Perform any act which circumvents, disables or interferes with or attempts to circumvent, disable or interfere with a facility's security system, alarm system, camera system, door lock or other intrusion prevention or detection device. This includes, without limitation, opening, blocking open, or otherwise disabling an alarmed or locked door or other opening that would allow the entry of an unauthorized person into a facility or restricted access area of the facility.
- (14) Exit or attempt to exit a facility through an unauthorized egress point or alarmed door.

(d) *Penalty for violation of section.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 1-7. In addition, vehicles that are improperly parked on any county property, facility, or other premises may be towed at the owner's expense.

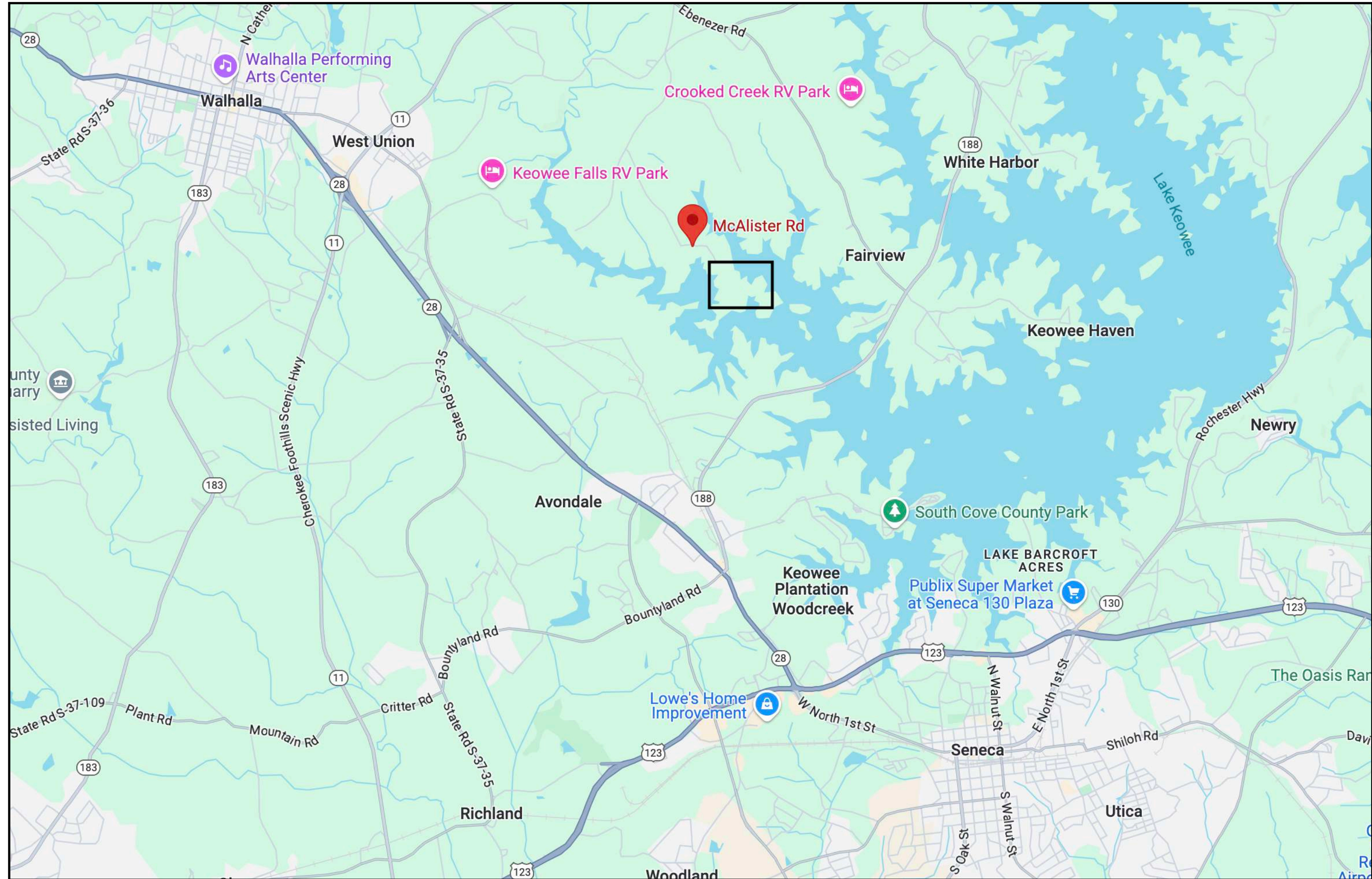
(Ord. No. 2003-04, §§ 1—4, 4-15-2003; Ord. No. 2012-06, § 1, 4-3-2012)

**Request for Oconee County Transportation
Committee to consider accepting privately
maintained portion of McAlister Road into the
County Road System**

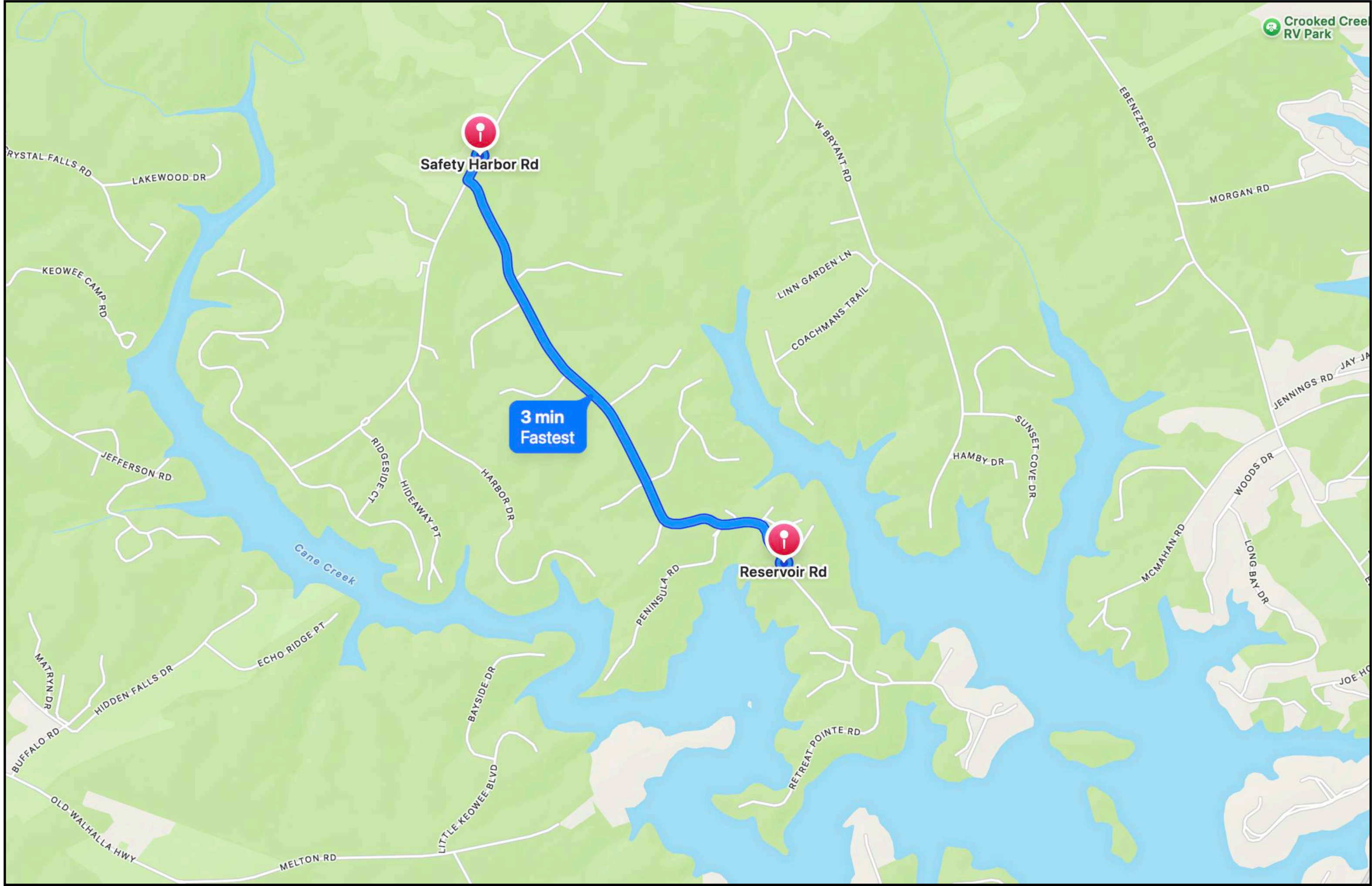
Representing Peninsula Pointe

- Joey Lemons — Peninsula Pointe South POA, Treasurer
- Gary LaBlanc — Peninsula Pointe South POA, President
- Shawn DeKold — Resident of PPS POA
- David Hubbard — Resident of PPS POA

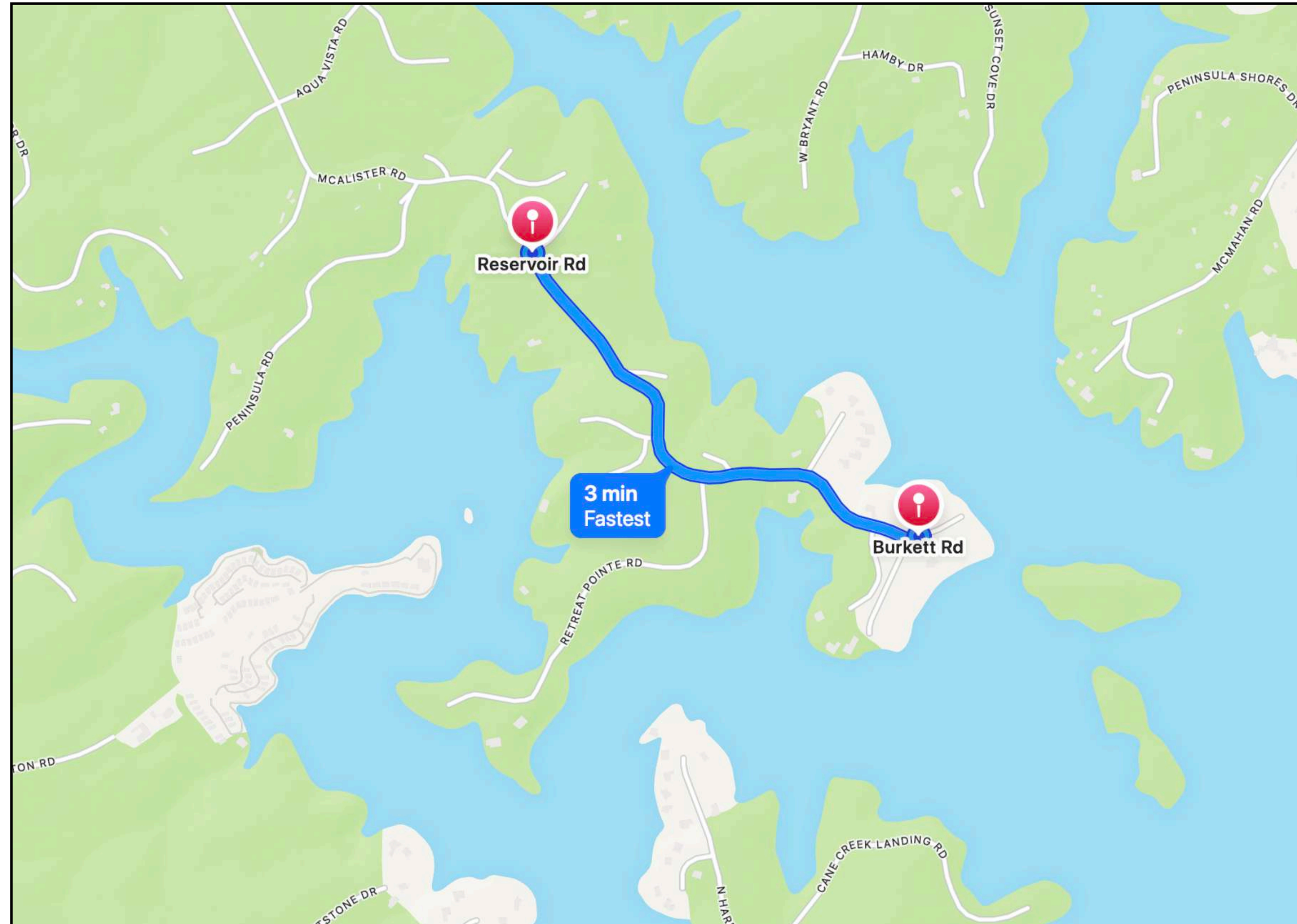
McAlister Road



McAlister Road – Maintained By County



McAlister Road – Private Section



Purpose of Request

- McAlister Road is primarily used by four Property Owners Associations (POAs) and several individual property owners
- Approximately 6,500 feet of Mcalister Road is County-Owned
- Approximately 2,750 feet of Mcalister Road is owned by the Peninsula Pointe South POA (PPS POA) and the remaining ~650 feet is owned by individuals
- PPS POA desires to have the privately maintained portion of McAlister Road accepted into the County Road System

Subdivisions Served by Road

- Peninsula Pointe South – 72 Lots
- Peninsula Pointe North – 18 Lots and a pavilion & boat ramp serving approx. 150 lot owners
- Barefoot Cove – 14 Lots
- Pointe At Barefoot Cove – 9 Lots
- Non-Subdivision – 9 Lots

Community Challenges With Ownership

- Roadway is primarily owned by one POA (Peninsula Pointe South)
- Four POAs and several non-POA owners utilize road
- Owning POA accounts for 59% of users not including the users of the pavilion and boat ramp
- Owning POA has no means to have other users pay for maintenance

Roadway Evaluation

- Utility Locating and Marking June 2024
- Topographic Survey July 2024
- Plan & Profile Plans completed September 2024, but too late for final Transportation Committee meeting in 2024

Roadway Characteristics

- Approximately 3,400 feet in length, 22 feet paved width, dead-end
- 50' Right-of-Way
- Asphalt construction
- “Major Local Road” as designated by County
- Constructed between 10/2006 and 4/2008
- Owned by PPS POA (2,750 feet) and six property owners (650 feet)

Roadway Geometry Deficiencies

- Majority of Roadway does not have 6' wide shoulders
- 5 of 12 vertical curves do not meet minimum K-Value
- 1 horizontal curve does not meet minimum radius
- Cul-de-sac does not meet pavement and ROW minimums

Community Tax Contribution

Subdivision	Lots	Completed Houses	Property Only
Peninsula Pointe South	72	42	30
Peninsula Pointe North	18	9	9
Barefoot Cove	14	12	2
Pointe At Barefoot Cove	9	5	4
Non-Subdivision	9	6	3
Total	122	74	48
"County Obligation" estimate each		\$ 4,000	\$ 1,000
Sub-Total Taxes		\$ 296,000	\$ 48,000
Current Tax base for County Obligation of properties on local portion of road			\$ 344,000
Future Tax base for County Obligation of properties on local portion of road			\$ 488,000
County includes emergency operations, economic development, bridges and culverts, road maintenance, capital vehicle fund, parks and recreation			

Summary

- Even though the privately owned portion of McAlister Road does not meet current standards, it is lightly travelled and there is no through traffic since it is a dead end
- If there were any concerns about the private section of McAlister Road, Oconee County's Planning & Zoning could have addressed this when the development projects were being reviewed and subsequently approved
- Tasking PPS POA to maintain a road that is used by three additional POAs and several individuals creates a hardship for that POA and a complex and unclear path for how to adequately maintain the full length of the road that can be solved by accepting the private portion into the County Road System

Transportation Committee Meeting

February 18, 2025

Agenda

- McAlister Road, West Union – Mr. Joey Lemmons / Mr. David Hubbard

McAlister Road, West Union



McAlister Road, West Union

Horizontally, for a Major Local Road, the County requires a pavement width of 22 feet, a shoulder width of 6 feet, and a minimum centerline radius of 150 feet. The actual pavement width complies with the requirement. The actual shoulder width is not wide enough for most of the route. The horizontal radius of the road route meets the radius requirement, except at the one location noted in the table below.

Location on plans	Pavement width = 22 feet	Shoulder width = 6 feet	Minimum centerline radius = 150 feet
Sta 13+50	yes	no	No, 130 feet
Remaining curves	yes	no	yes

Horizontally, the County requires a pavement radius of a cul-de-sac to be 45 feet, with a right-of-way radius of 50 to 55 feet. The existing cul-de-sac has a pavement radius of approximately 30 feet and therefore does not meet the County requirements.

McAlister Road, West Union

Location of vertical curve on plans	Required k value	Actual k value	Meets County Standard?
Sta 0+48 crest	12	14	yes
Sta 2+32 sag	26	11	no
Sta 7+37 crest	26	38	yes
Sta 8+91 sag	26	33	yes
Sta 10+48 sag	26	9	no
Sta 18+64 crest	12	9	no
Sta 20+73 crest	12	14	yes
Sta 22+89 sag	26	15	no
Sta 25+44 sag	26	14	no
Sta 27+50 crest	12	24	yes
Sta 30+92 sag	26	37	yes
Sta 34+59 crest	12	16	yes

McAlister Road, West Union

- With the private portion of McAlister Road not meeting county standards it is staff's recommendation to continue working with the interested parties on McAlister Road to further work through and/or mitigate the portions of McAlister Road that do not meet the Code of Ordinances. Staff can bring those recommendations back to the Transportation Committee if desired.

End