CANDIDATE PROJECTS
FEDERAL STIMULUS

SOUTHAMPTON COUNTY
CANDIDATE PROJECTS FOR FEDERAL STIMULUS PACKAGE

1. **TURNER TRACT INDUSTRIAL PARK** - This project is as "shovel-ready" as it gets. The Turner Tract consists of 494 acres located on Rose Valley Road (SR 688) in Southampton County near the intersection of SR 671 and US 58, approximately 1.2 miles west of the City of Franklin. We intend to develop 254 acres for port-related industrial activity and preserve the balance of the site (240 acres) in an environmentally-friendly fashion. The site has been master-planned to accommodate more than 2 million square feet of warehousing, distribution and light-manufacturing product in response to the Port of Hampton Roads' need for more than 20 million square feet of distribution center space by 2030.

   The site was acquired by Southampton County in 2007 and is presently zoned for industrial use. It is centrally located between the Port of Hampton Roads (42 miles) and Interstate 95 (33 miles), and is served by the CSX railway. A 2005 study by the Hampton Roads Planning District Commission noted that 25% of all the freight going in or coming out of the Port of Hampton Roads already travels through Southampton County on its way to and from Interstate(s) 95 and 85.

   This project includes a significant "green component" — establishment of a Wetland and Stream Credit Bank. The draft mitigation banking instrument (MBI) was transmitted to the Army Corps of Engineers (ACOE) in March 2008. Overall, the project will preserve 38.09 acres of wetlands, create/restore 42.92 acres of wetlands, preserve 102.16 acres of forested buffers, preserve 6,806 lf of stream, and restore 7,460 lf of stream. We expect to end up with 53.54 wetland credits and 8,141 lf of stream credits to market within the watershed.

   Southampton County is already under contract with The Timmons Group to proceed with the topographic survey of the mitigation area and the preliminary mitigation bank design work (in addition to the associated 401/404 Clean Water Act permitting activity). Our engineering estimate for associated site work with the mitigation bank is $2.8 million. We expect to be ready to seek bids by late spring 2009.

   In addition, we are also already under contract with the Timmons Group for final design of on- and off-site utilities to serve the Industrial Park. That work is expected to be bid by late spring/early summer 2009. It will include development of a 2,300 lf industrial access road, wet detention basins for stormwater management, low-impact development systems adjacent to the access road, right-of-way improvements to 2,700 lf of SR 688, construction of a 500,000 gallon elevated water tank, construction of a sewer pump station and 17,000 lf of 10-inch forcemain and 2,300 lf of 12" gravity sewer and construction of 20,000 lf of 12-inch waterline. Total project cost is estimated at $11.9 million ($10.2 million for construction and $1.7 million soft costs).

2. **SOUTHAMPTON COUNTY WASTEWATER AND INFRASTRUCTURE PROJECT** – This project is more than shovel ready – it's already under contract (August 2008), funded with proceeds from a $32 million bond issue through the Virginia Resources Authority's 2008 fall pool. This has added substantially to the debt load of an already fiscally-stressed community and use of any federal stimulus funding to prepay some portion of the associated debt would be tremendously helpful. The project is expected to be complete by late 2010 and includes five (5) separate components:

   (a) ***1.25 MGD Wastewater Treatment Plant*** – Southampton County is anticipated to grow significantly in the coming years. Population projections and growth trends indicate that an additional 4,600 people may call the County home in the next 20 years. The need to manage this growth is increasingly important in terms of the financial costs associated with providing services to the new development. The Southampton County Comprehensive Plan identifies three defined "Planning Areas" which are expected to serve as the predominant activity centers for the County. Public investments in infrastructure development are expected to occur in these areas. The Courtland Planning Area is presently served by the Courtland and Environs Wastewater Treatment Plant, a 0.303 MGD facility constructed in 1980. A 2007 Wastewater Master Plan prepared by The Timmons Group indicates that the existing plant is nearing the end of its useful life and will likely exceed design capacity in the next 2 to 3 years.

   Southampton County is constructing a new 1.25 MGD Wastewater Treatment Plant in order to accommodate wastewater flows from the Courtland Planning Area. Based upon flow projections over the next 20 years, the plant has been designed to accommodate two future upgrades of 1.25 MGD each, giving us the flexibility of ultimately managing up to 3.75 MGD.

   (b) ***1.8 MGD Influent Pump Station*** – Southampton County is constructing a 1.8 MGD Interceptor Pump Station at a central location along U.S. Route 58 between the Town of Courtland and the City of Franklin to accommodate future flows from 4 separate drainage areas within the Courtland Planning Area (including those from the Turner Tract Industrial Park described above). The pumping station is initially sized for 1.8 MGD, and can be upgraded to 3.2 MGD simply by replacing the pumps as growth dictates. A 350 kW generator and structure to house the controls, telemetry equipment and instrumentation is also included.

   (c) ***11,000 l.f. of 24" and 18" Gravity Sewer*** - The project includes more than 2 miles of gravity sewer from the Influent Pump Station described in paragraph (b) above, along Route 58 to the new Riverdale Elementary School (opened September 2008). Riverdale Elementary School has a

design capacity of 750 students and is presently operating under a temporary pump and haul permit from the Virginia Department of Health. The temporary permit provides that a permanent sewer connection must be in place by the end of 2009. Among other things, the gravity sewer line is sized to accommodate future flows from two existing subdivisions which are plagued by failing septic systems (Cypress Manor and Scottswood) and the proposed Villages of Southampton, a planned community of more than 500 single family residences.

(d) ***9,000 l.f. of 16" Force Main Sewer including a Swamp Crossing*** – The project includes 9,000 linear feet of 16" force main sewer from the Influent Pumping Station (paragraph b) to the new wastewater treatment plant (paragraph a). The force main is sized to achieve the required velocity of 2 ft/s and allows the maximum flexibility for future expansion.

(e) ***4,000 l.f. of 12" Waterline Extension including a Swamp Crossing*** – The project includes 4,000 linear feet of 12" waterline, extending from the existing Southampton Business Park to the new Influent Pump Station. The waterline is anticipated to ultimately serve as the predominant source of water for the eastern end of the Courtland Planning Area and seeks to take advantage of economies of scale while directional drilling beneath the Cypress Swamp for the sewer force main.