

Anderson County Planning Commission
September 15, 2015- 5:30 PM
2nd Floor Conference Room- Historic Courthouse
Anderson, South Carolina
CALLED MEETING

AGENDA

1. Call to Order
2. Welcome
3. Approval of Agenda
4. Public Hearing
 - A. Large-Scale Project: Wexler
 - B. Large-Scale Project: W.S. Lee Combined Cycle Project
5. Adjournment

Anderson County Planning Commission Meeting
September 15, 2015
5:30 PM

Staff Report – Large Scale Project

Preliminary Project Name: Wexler

Property Owner of Record: Wexler

Authorized Representative: Evans General Contractor

Intended Development: Industrial Manufacturing Facility

Location: Intersection of Alliance Parkway & Alliance Blvd.

Details of Development: This application involves a 64,500 square foot industrial facility in which 25,000 square feet is for manufacturing, 10,000 square feet is for office and 29,500 square feet is for warehousing. The site plan also details future phase expansion therefore requesting that the entire Master Plan be approved to include all future phases.

Surrounding Land Use: Industrial

Total Site Area: 12.016 Acres

County Council District: Seven

Zoning: Not Zoned

Tax Map Number: 169-00-11-005

Extension of Existing Dev: No

Existing Access Roads: Alliance Parkway

Sewer Supplier: Anderson County

Power Supplier: Blue Ridge Electric Cooperative

Water Supplier: Big Creek Water District

Variance: None requested

Traffic Impact Analysis:

Alliance Parkway is classified as a Minor Rural Collector Road with 5.5 average trips per day as listed in the Traffic Generation Standards Manual for an industrial use. There is no maximum average trip per day requirements for collector roads. The applicant is required to obtain an encroachment permit from Anderson County Roads and Bridges Department prior to commencing with construction.

Staff Recommendation:

This proposed development constitutes a large-scale project. Staff recommends APPROVAL of the overall Development plans with the following conditions; the developer must obtain all necessary permits, and approvals.

- Both Anderson County Stormwater Department and SCDHEC for NPDES-National Pollutant Discharge Elimination System approval and coverage. Land Disturbance cannot begin until after a grading permit is issued from Development Standards Department and a Pre-Con Meeting is set up with Anderson County Stormwater Department.
- Anderson County Sewer Department and SCHDEC for approval, construction, and permit to operate sewerage system.
- Anderson County Roads and Bridges Department for encroachment permitting.
- Big Creek Water District for potable domestic water and fire hydrant protection. Fire hydrants must be approved to meet fire code requirements with the Fire Marshall's Office and Building Codes Department.
- Anderson County Development Standards Department-Commercial Land Use Permit and Grading Permit prior to commencing with development and construction.



Land Use Permit Application

Date of Application Completion _____

Permit Status (Approved or Denied) _____

Owner's Information

Name: MARKUS GOSSE

Business Name (if applicable): EUWE WERKZ

Mailing Address: ROEDL LANGFORD DE KOLK LLP, C/O OLIVER HEUKING
TWO LIBERTY SQUARE, 75 BEATTIE PULKE, SUITE 550, GREENVILLE, SC
29601

Telephone and Fax: 499.9123.187-100 E-Mail: M.GOSSE@EUWE.DE

Authorized Representative's Information

Name: RANDY PENLAND

Company Name: EVANS GENERAL CONTRACTORS

Mailing Address: 705 HEMBRER PL., ROSWELL, GA 30076

Telephone and Fax: 678-713-7616 E-Mail: R.PENLAND@EVANS-GL.COM

Project Information

Property Location: INTERSECTION OF ALLIANCE PARKWAY + ALLIANCE BOULEVARD

Parcel Number(s)/TMS: 169-00-11-005

County Council District: 7 School District: 1

Total Acreage: 12.016 Ac Current Zoning: N/A

Proposed Land Use: INDUSTRIAL Current Land Use: DEVELOPING INDUSTRIAL PARK

Water Supplier: BIG CREEK WATER DISTRICT Sewer Supplier: ANDERSON COUNTY P.W. Power Supplier: BLUE RIDGE ELECTRIC COOP

Private Covenants or Deed Restrictions on the Property: Yes _____ No _____

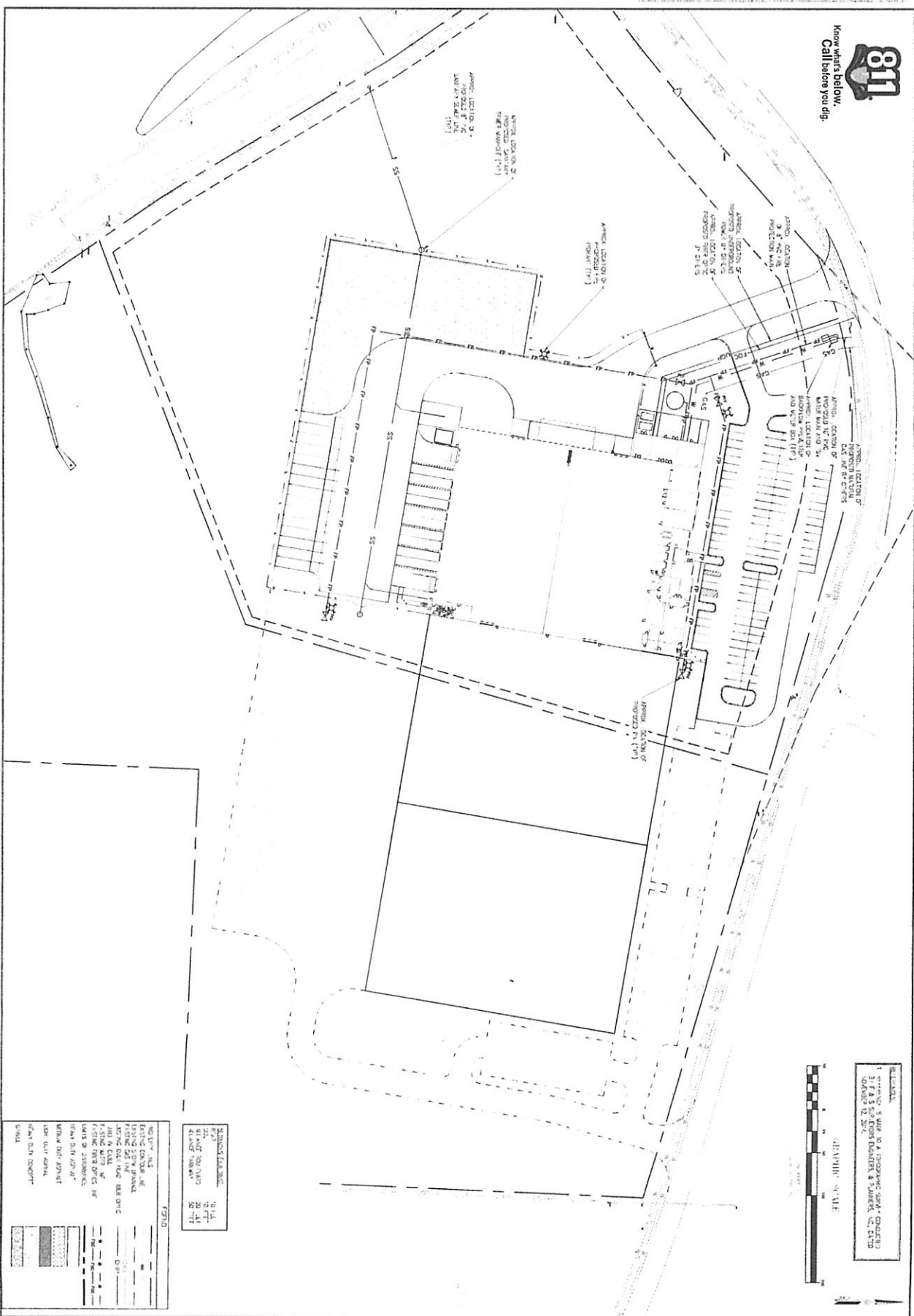
If you indicated no, your signature is required.

[Signature]
Applicant's Signature

3/28/2015
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office.

Know what's below.
Call before you dig.



1" = 50'-0"
GRAPHIC SCALE



STANDARD FINISHES:
 1" = 1'-0"
 2" = 2'-0"
 3" = 3'-0"
 4" = 4'-0"
 5" = 5'-0"
 6" = 6'-0"
 7" = 7'-0"
 8" = 8'-0"
 9" = 9'-0"
 10" = 10'-0"

NOTES:
 1. SEE ALL NOTES ON SHEETS C-1 THROUGH C-10.
 2. EXISTING CONDITIONS ARE SHOWN WITH DASHED LINES.
 3. ALL DIMENSIONS ARE IN FEET AND INCHES.
 4. FINISH GRADE IS SHOWN WITH DOTTED LINES.
 5. ALL UTILITIES ARE TO BE DEPTHS AS SHOWN ON SHEETS C-1 THROUGH C-10.
 6. ALL UTILITIES ARE TO BE INSTALLED AT THE DEPTHS SHOWN ON SHEETS C-1 THROUGH C-10.
 7. ALL UTILITIES ARE TO BE INSTALLED AT THE DEPTHS SHOWN ON SHEETS C-1 THROUGH C-10.
 8. ALL UTILITIES ARE TO BE INSTALLED AT THE DEPTHS SHOWN ON SHEETS C-1 THROUGH C-10.
 9. ALL UTILITIES ARE TO BE INSTALLED AT THE DEPTHS SHOWN ON SHEETS C-1 THROUGH C-10.
 10. ALL UTILITIES ARE TO BE INSTALLED AT THE DEPTHS SHOWN ON SHEETS C-1 THROUGH C-10.

SITE DESIGN FOR THE APPROX. 60,000 SF FACILITY FOR EUWE EUGEN WEXLER ALONG ALLIANCE PKWY IN ANDERSON COUNTY, SOUTH CAROLINA

UTILITY PLAN

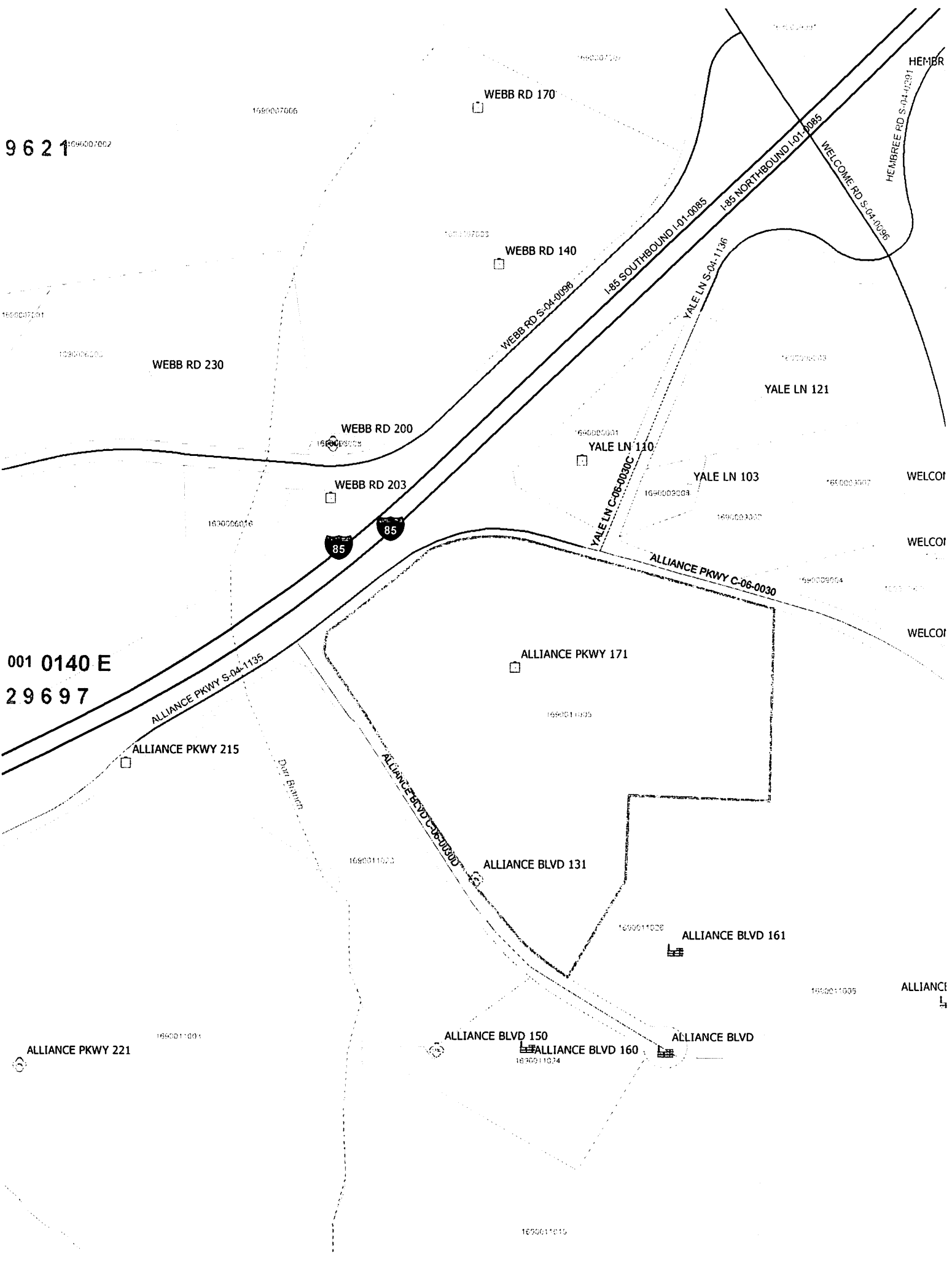
ALLIANCE CONSULTING ENGINEERS
 Alliance Consulting Engineers, Inc.
 124 York Road, Anderson, SC 29625, Lenoirville, SC 29676
 Phone: (864) 294-1300 Fax: (864) 294-1311

DATE: _____
 SIGNATURE: _____

PROJECT NO.	DATE
DESCRIPTION	SCALE
CLIENT	PROJECT
DATE	SCALE
DATE	SCALE

9621

001 0140 E
29697



Anderson County Planning Commission Meeting
September 15, 2015
5:30 PM

Staff Report – Large Scale Project

Preliminary Project Name: W.S. Lee Combined Cycle Project

Property Owner of Record: Duke Energy Carolinas, LLC

Authorized Representative: Greg Roberts

Intended Development: Natural Gas Fired Combined Cycle Power
Generation Facility

Location: Lee Steam Plant Road

Details of Development: This application involves a natural gas generation facility with an administration, maintenance shop, warehouse building, and water treatment building.

Surrounding Land Use: Industrial

Total Site Area: 606.14 Acres

County Council District: Seven

Zoning: Not Zoned

Tax Map Number: 260-00-01-003

Extension of Existing Dev: No

Existing Access Roads: Lee Steam Plant Road

Sewer Supplier: Septic (SCDHEC)

Power Supplier: Duke Energy

Water Supplier: Big Creek Water District

Variance: None requested

Traffic Impact Analysis:

Lee Steam Plant Road is classified as a Major Collector Road with 5.5 average trips per day as listed in the Traffic Generation Standards Manual for an industrial use. There is no maximum average trip per day requirements for collector roads. The applicant is required to obtain an encroachment permit from South Carolina Department of Transportation prior to commencing with construction.

Staff Recommendation:

This proposed development constitutes a large-scale project. Staff recommends APPROVAL of the overall Development plans with the following conditions; the developer must obtain all necessary permits, and approvals.

- Both Anderson County Stormwater Department and SCDHEC for NPDES-National Pollutant Discharge Elimination System approval and coverage. Land Disturbance cannot begin until after a grading permit is issued from Development Standards Department and a Pre-Con Meeting is set up with Anderson County Stormwater Department.
- Anderson County Sewer Department and SCHDEC for approval, construction, and permit to operate sewerage system.
- South Carolina Department of Transportation for encroachment permitting.
- Big Creek Water District for potable domestic water and fire hydrant protection. Fire hydrants must be approved to meet fire code requirements with the Fire Marshall's Office and Building Codes Department.
- Anderson County Development Standards Department-Commercial Land Use Permit and Grading Permit prior to commencing with development and construction.



9/4/15

Date of Application Completion

Permit Status (Approved or Denied)

Owner's Information

Name: ATTN: GREG ROBERTS
Business Name (if applicable): DUKE ENERGY CAROLINAS, LLC
Mailing Address: P.O. Box 366 PELZER, SC 29669
Telephone and Fax: (704) 400-5720 E-Mail: Greg.Roberts@duke-energy.com

Authorized Representative's Information

Name: GREG ROBERTS
Company Name: DUKE ENERGY CAROLINAS, LLC
Mailing Address: P.O. Box 366 PELZER, SC 29669
Telephone and Fax: (704) 400-5720 E-Mail: Greg.Roberts@duke-energy.com

Project Information

Property Location: 201 LEE STEAM PLANT ROAD BELTON, SC 29627
Parcel Number(s)/TMS: 2600001003
County Council District: 7 School District: 1
Total Acreage: 606.15 Current Zoning: NONE
Proposed Land Use: INDUSTRIAL Current Land Use: INDUSTRIAL
Water Supplier: BIG CREEK W.D. Sewer Supplier: N/A (SEPTIC) Power Supplier: DUKE ENERGY

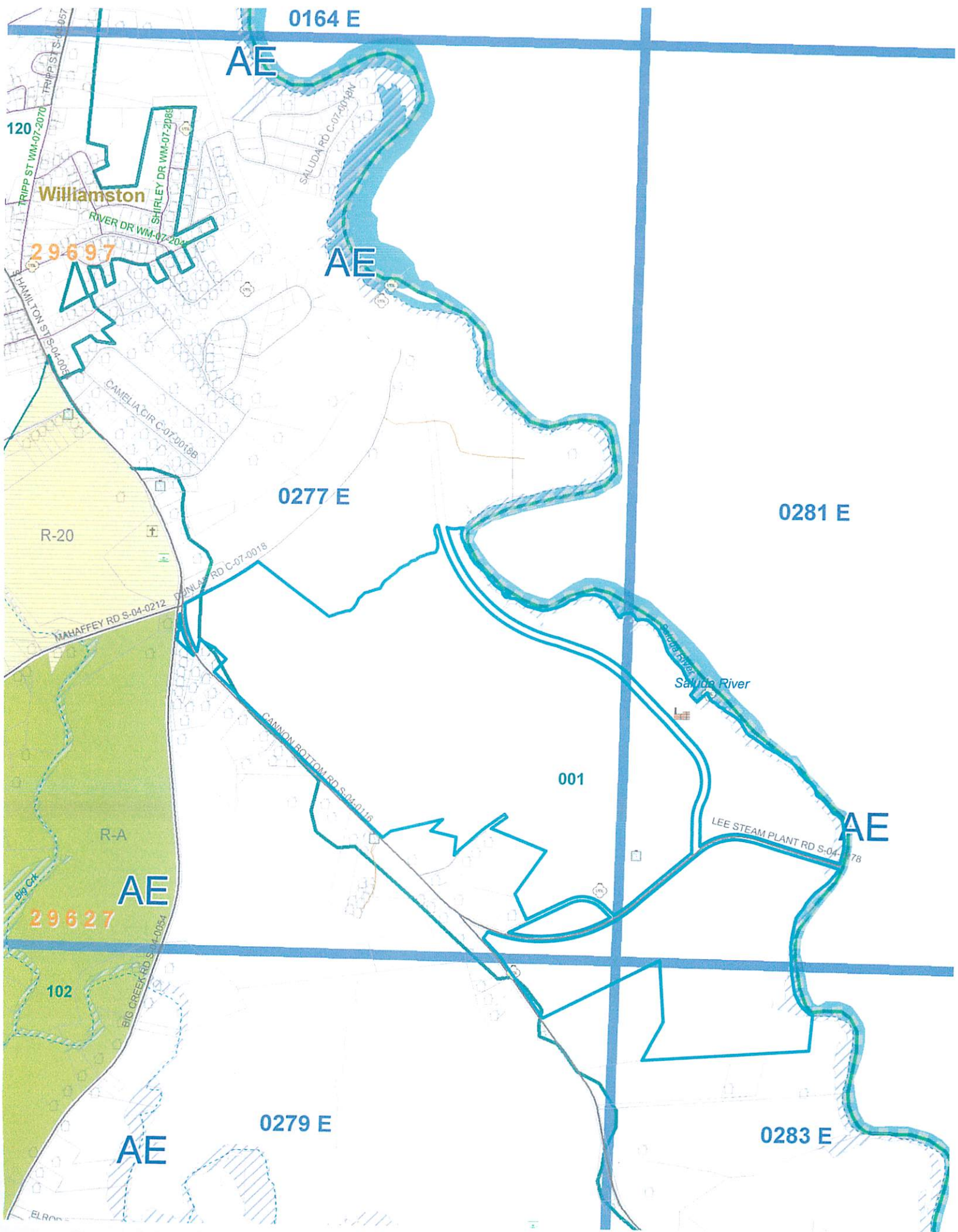
Private Covenants or Deed Restrictions on the Property: Yes _____ No ✓

If you indicated no, your signature is required.

Greg D. Roberts
Applicant's Signature

8/28/2015
Date

If you indicated yes, please provide a copy of your covenants and deed restrictions with this application - pursuant to State Law (Section 6-29-1145: July 1, 2007) - determining existence of restrictive covenants. Copies may be obtained at the Register of Deeds Office.



0164 E

AE

Williamston

AE

0277 E

0281 E

R-20

Saluda River

001

AE

AE

29627

102

0279 E

AE

0283 E



Anderson County, South Carolina

Land Use Permit Application

Duke Energy Carolinas, LLC (201 Lee Steam Plant Road)

Site Plan Supporting Information

Site Plan: Refer to Attachment 1 - Civil Site Plan & Attachment 2 - General Arrangement Plot Plan

Vicinity Map: Refer to Attachment 3 - Combustion Turbine Plant Layout

Land Use: Industrial (Natural Gas Fired Combined Cycle Power Generation Facility)

Flood Plain: Not applicable to W. S. Lee Combined Cycle Facility Site - refer to Attachment 4 for topographical information related to new site in comparison to Saluda River approximate 655'

Adjacent Land Use: Refer to Attachment 3 for identification of the 600+ acres of adjacent property owned by Duke Energy Carolinas, LLC; other land use west of proposed facility is residential property (500 to 1000 feet distance)

Existing Buildings: Refer to Attachment 3 for identification of existing structures on the property associated with the W. S. Lee Steam Station operations; refer to Attachment 2 for location of existing communication tower and associated communication house on property adjacent to new proposed facility location

Proposed Building Height: Administration & Maintenance Shop Building eave heights of 14 feet and 31 feet; Warehouse Building eave height of 24 feet; Water Treatment Building eave height of 24 feet; Waste/Lube Oil Storage Building eave height of 15 feet (Exhaust Stack Height 160 feet from grade for power generation equipment); refer to Attachment 5 Sheets 1 - 9 for new building plan details

Proposed Building Size: Administration Building -- 85 feet 6 inches x 180 feet 6 inches; Warehouse Building -- 111 feet 6 inches x 141 feet 8 inches; Water Treatment Building -- 59 feet x 142 feet 3 inches; Waste/Lube Oil Storage Building -- 50 feet x 50 feet; refer to Attachment 5 Sheets 1-9 for new building plan details

Utilities: Existing potable water service from Big Creek Water District (1 1/2" Cannon Bottom Road meter) will serve new facilities potable water needs; electric service fed from auxiliaries as is customary for power generation facilities; natural gas service used for power generation fuel only; septic system(s) will be proposed for sanitary waste treatment



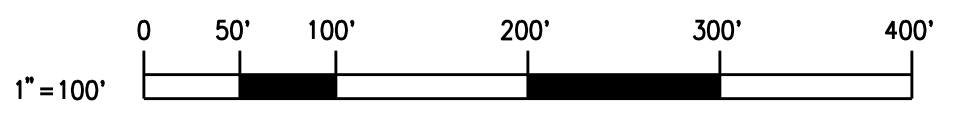
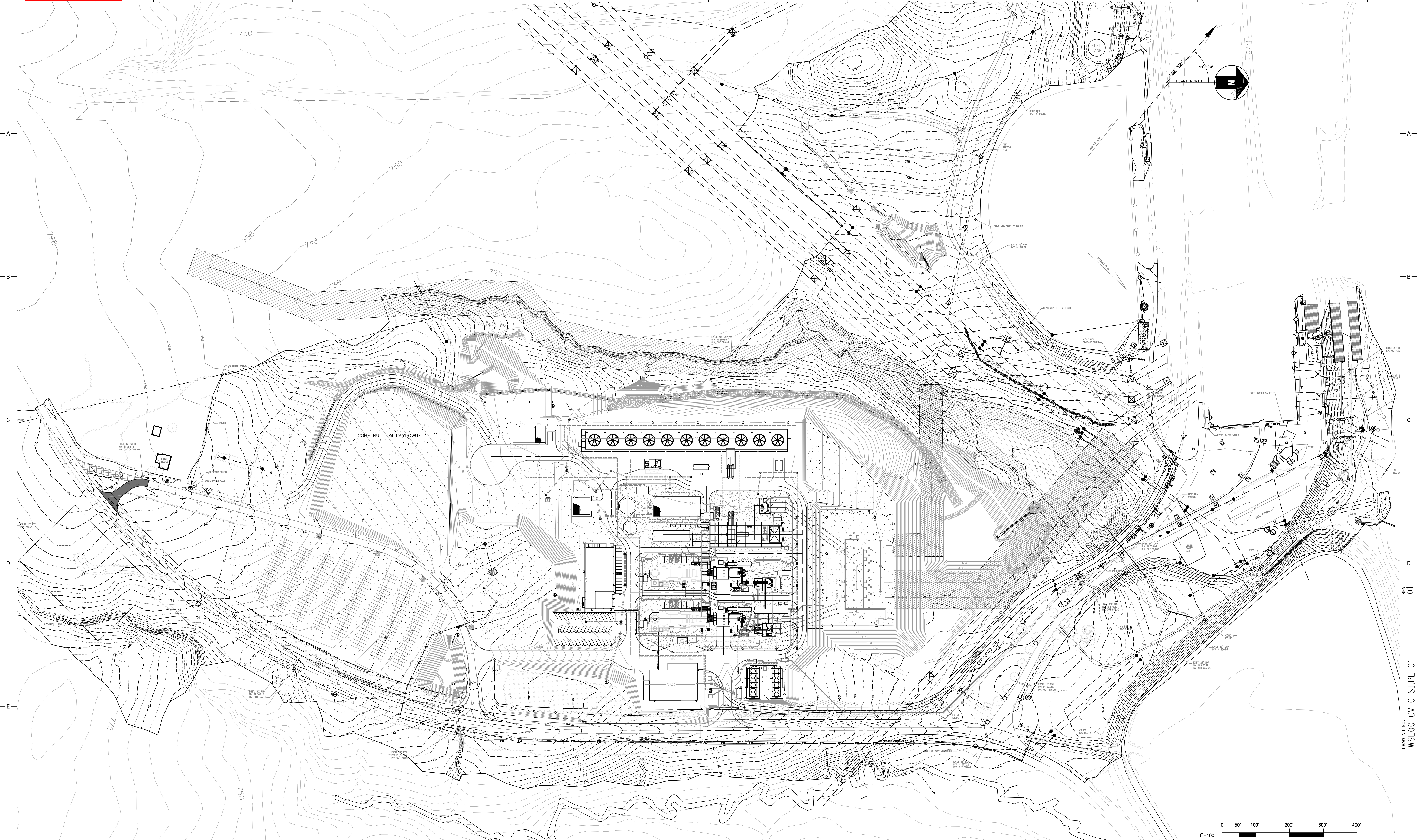
Entrances, Exits, Setbacks, Right-of-Ways: Refer to Civil Site Plan (Attachment 1) for details on the three plant entrance/exits, setbacks and right-of-ways. Nearest building (the Warehouse) is set back approximately 55 feet from DOT right-of-way on Lee Steam Plant Road.

Traffic Flow: Of the three entrances to the property, the middle entrance will serve as the primary entrance for operations personnel, visitors and deliveries. A gate and security station will be installed at this entrance offset a sufficient distance from Lee Steam Plant Road to allow complete turn-in before gate. Warehouse deliveries will often exit from "North Gate"; "South Gate" will be used for construction craft entry, but will see limited use once facility achieves commercial operation (plant outage personnel access, primarily). Traffic flow during commercial operation of the facility will likely flow counter-clockwise around the power block perimeter road; traffic flow during construction will be as needed inside the controlled site area with primary entrance and exit using the "South Gate".

Parking: Refer to Civil Site Plan (Attachment 1) and General Arrangement (Attachment 2) for construction craft parking area (temporary graveled area) and proposed permanent parking areas at the Administration. Permanent parking will include approximately 60 parking spaces for plant personnel and visitors, including required handicap parking and access areas. Typical daytime operating staff will be approximately 25 - 30. Parking aisles are estimated to be at least 17 feet in width. Design drawings for parking areas, including location of handicap access areas will be available at a future date.

Impermeable Area: The entire Duke-owned parcel is 606.15 acres as noted on the land use permit application and related deed documentation. Duke has also acquired a 2.46 acre property adjacent to the 606.15 acre property and near the "South Gate" for buffer and also owns acreage on the east side of the Saluda River in Greenville County. Of the 606.15 acres, it is estimated that 12.10 acres will be made impermeable due to the construction of the new combined cycle facility (equipment and building foundations, concrete and pavement access to equipment, roads and parking areas). The existing Lee Steam Station has identified 12.95 acres of impermeable areas in previously published Stormwater Pollution Prevention Plan documentation. Therefore total impervious area is estimated to reach 25.05 acres (4.13% of the 606.15 acres in Anderson County).

Bufferyard Information: Refer to Civil Permanent Fence Plan (Attachment 6) that shows permanent chain-link fence surrounding the entire site. A landscaping plan will be available at a future date to identify additional buffer shrubs along the fence near Lee Steam Plant Road where required. Significant tree buffers currently exist on the back "west" side of the new facility.



DRAWING NUMBER	REFERENCE DRAWINGS	MECH	LAYOUT	CSA	ELEC	REV	DATE	JOB NO.	PROJECT TYPE	DES	DFTR	CHKD	ENGR	APPD
		W	W	CSA	W	01	02/10/13	LSC00CL	CONSTRUCTION	JDH	JDH	BDS	BDS	JOT
W	W	BDS	W	02	12/10/14	LSC00CL	CONSTRUCTION	JDH	JDH	BDS	BDS	JOT		
W	W	BDS	W	03	11/17/14	LSC00CL	CONSTRUCTION	JDH	JDH	BDS	BDS	JOT		
W	W	BDS	W	04	11/17/14	LSC00CL	CONSTRUCTION	JDH	JDH	BDS	BDS	JOT		

RESERVED FOR PROFESSIONAL ENGINEER'S SEAL, IF APPLICABLE

INFORMATION ONLY

FLUOR

NOTICE: THIS DRAWING HAS NOT BEEN PUBLISHED AND IS THE SOLE PROPERTY OF FLUOR CORPORATION AND IS LENT TO THE BORROWER FOR THEIR CONFIDENTIAL USE ONLY, AND IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE BORROWER PROMISES AND AGREES TO RETURN IT UPON REQUEST AND AGREES THAT IT SHALL NOT BE REPRODUCED, COPIED, LENT OR OTHERWISE DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE OTHER THAN FOR WHICH IT IS FURNISHED.

TITLE: **W. S. LEE COMBINED CYCLE PROJECT**
CIVIL
SITE PLAN

FOR: **W. S. LEE COMBINED CYCLE - UNIT 00**

SCALE: 1" = 100'

DES: JDH
DFTR: GTH
CHKD: BDS
ENGR: BDS

DATE: 11/17/14

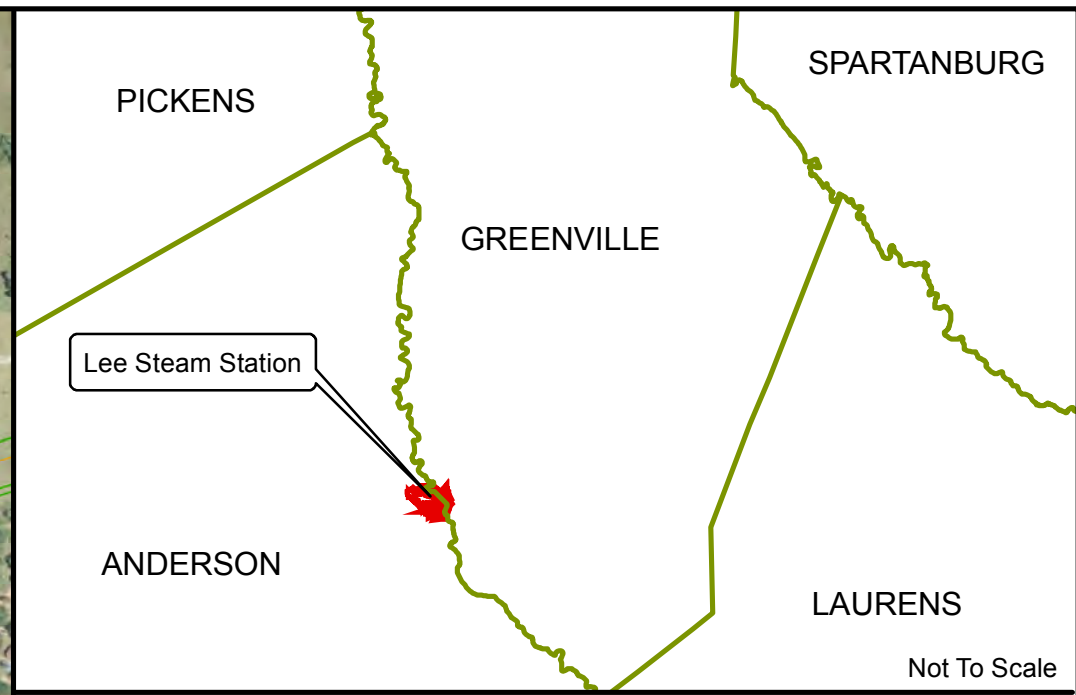
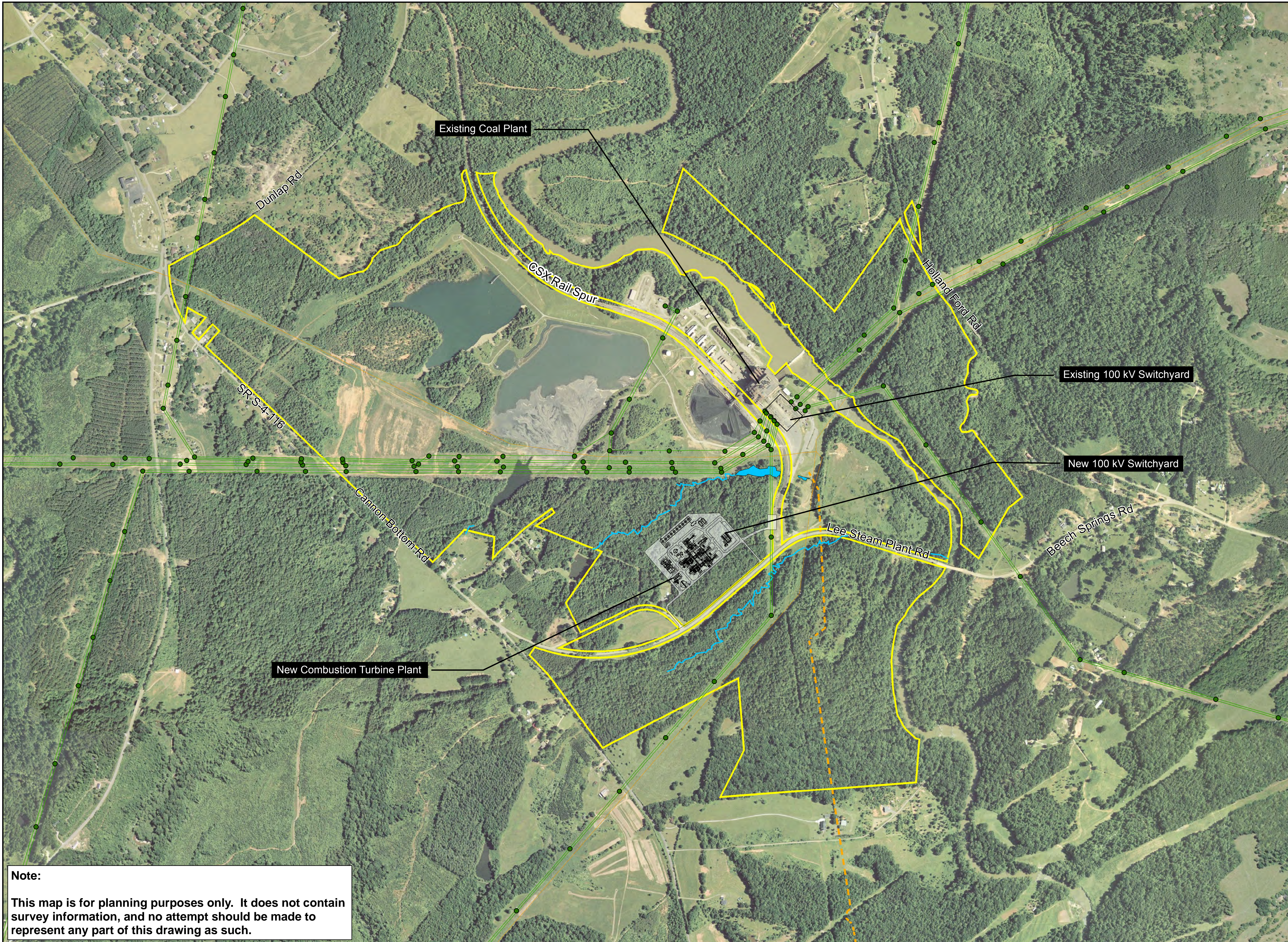
APPD: JOT

FILENAME: WSL00-CV-C-SI.PL-01

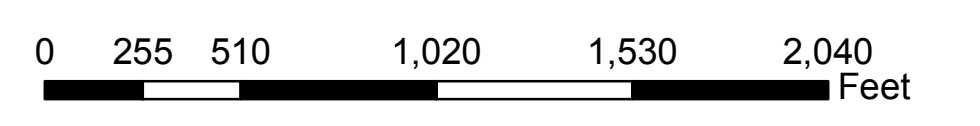
DWG SIZE: ARCH E1 30.0"x42.0"

DRAWING NO.: **WSL00-CV-C-SI.PL-01**

REVISION: **01**



- Legend**
- Duke Energy 100 kV Transmission Tower
 - New Combustion Turbine Plant
 - Jurisdictional Stream
 - - - Duke Dedicated Gas Line
 - 44 kV Transmission Line
 - 100 kV Transmission Line
 - ▭ Duke Energy Property
 - ▭ Jurisdictional Wetland



Source: Anderson County Tax Information, HDR Engineering, Inc. of the Carolinas, and Duke Energy

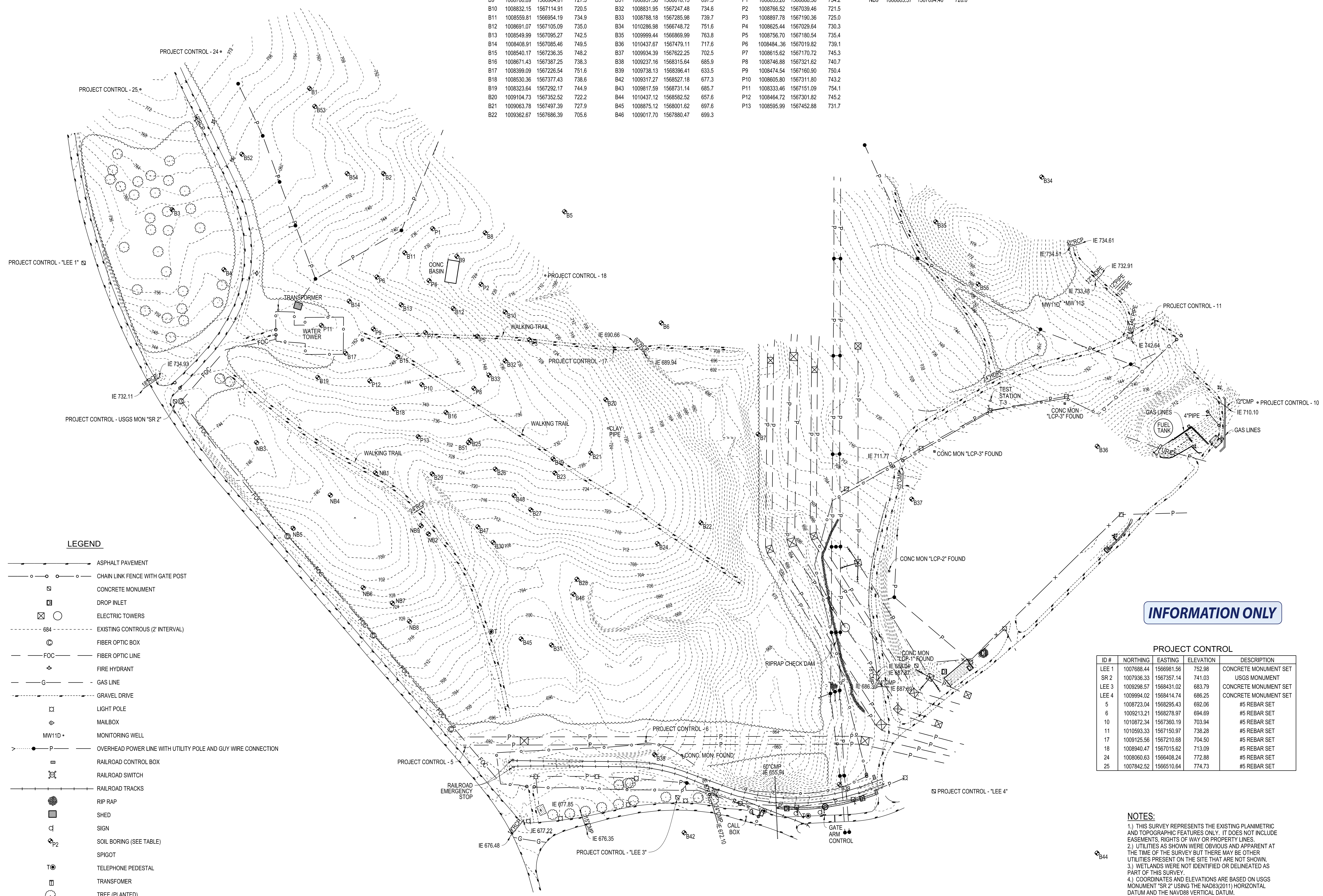
Note:
 This map is for planning purposes only. It does not contain survey information, and no attempt should be made to represent any part of this drawing as such.

Combustion Turbine Plant Layout
 Lee Combined-Cycle Project
 Anderson & Greenville Counties, SC

Figure 1.2-1



SOIL BORING TABLE			
ID #	NORTHING	EASTING	ELEVATION
B1	1008301.16	1566508.21	760.5
B2	1008502.13	1566739.53	748.1
B3	1007928.71	1566837.14	759.1
B4	1008069.13	1566999.81	753.0
B5	1008992.87	1566842.57	708.2
B6	1009255.39	1567144.37	705.6
B7	1009517.92	1567446.16	700.8
B8	1008777.78	1566899.99	730.3
B9	1008700.89	1566964.01	727.3
B10	1008832.15	1567114.91	720.5
B11	1008559.81	1566954.19	734.9
B12	1008691.07	1567105.09	735.0
B13	1008549.99	1567095.27	742.5
B14	1008408.91	1567085.46	749.5
B15	1008540.17	1567236.35	748.2
B16	1008671.43	1567387.25	738.3
B17	1008399.09	1567226.54	751.6
B18	1008530.36	1567377.43	738.6
B19	1008323.64	1567292.17	744.9
B20	1009104.73	1567352.52	722.2
B21	1009063.78	1567497.39	727.9
B22	1009362.67	1567696.39	705.6
B23	1008966.84	1567551.54	727.7
B24	1009244.74	1567742.90	712.6
B25	1008737.07	1567462.70	732.9
B26	1008805.12	1567540.94	724.1
B27	1008901.15	1567651.33	717.6
B28	1009026.60	1567839.57	700.2
B29	1008633.95	1567553.94	721.9
B30	1008799.29	1567739.93	708.8
B31	1008957.58	1568018.15	697.5
B32	1008831.95	1567247.48	734.6
B33	1008788.18	1567285.98	739.7
B34	1010286.98	1566748.72	751.6
B35	1009999.44	1566869.99	763.8
B36	1010437.67	1567479.11	717.6
B37	1009934.39	1567622.25	702.5
B38	1009237.16	1568315.64	685.9
B39	1009738.13	1568396.41	633.5
B42	1009317.27	1568527.18	677.3
B43	1009817.59	1568731.14	685.7
B44	1010437.12	1568582.52	657.6
B45	1008875.12	1568001.62	697.6
B46	1009017.70	1567880.47	699.3
B47	1008757.82	1567697.55	710.9
B48	1008856.21	1567612.72	718.6
B49	1008961.79	1567513.22	730.5
B50	1008633.91	1567553.80	721.9
B51	1008732.37	1567468.97	732.5
B52	1008117.79	1566686.80	763.5
B53	1008315.54	1566557.05	756.6
B54	1008403.54	1566739.30	755.8
P1	1008635.26	1566888.56	734.2
P2	1008766.52	1567039.46	721.5
P3	1008897.78	1567190.36	725.0
P4	1008625.44	1567029.64	730.3
P5	1008756.70	1567180.54	735.4
P6	1008484.36	1567019.82	739.1
P7	1008615.62	1567170.72	745.3
P8	1008746.88	1567321.62	740.7
P9	1008474.54	1567160.90	750.4
P10	1008605.80	1567311.80	743.2
P11	1008333.46	1567151.09	754.1
P12	1008464.72	1567301.82	745.2
P13	1008595.99	1567452.88	731.7
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NB2	1008623.71	1567716.56	722.9
NB3	1008157.58	1567468.82	745.0
NB4	1008357.61	1567611.26	740.0
NB5	1008256.68	1567701.49	731.6
NB6	1008446.69	1567862.54	729.5
NB7	1008525.78	1567904.33	724.9
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LEGEND

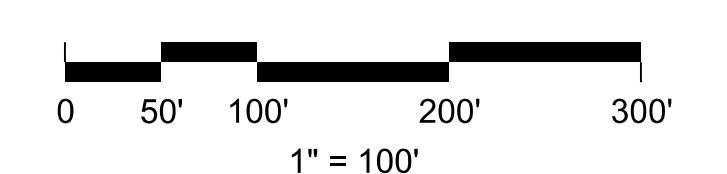
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- CHAIN LINK FENCE WITH GATE POST
- CONCRETE MONUMENT
- DROP INLET
- ⊗ ELECTRIC TOWERS
- 684 --- EXISTING CONTOUR (2' INTERVAL)
- ⊙ FIBER OPTIC BOX
- FOC --- FIBER OPTIC LINE
- ◆ FIRE HYDRANT
- GAS LINE
- GRAVEL DRIVE
- LIGHT POLE
- ◇ MAILBOX
- MW11D • MONITORING WELL
- OVERHEAD POWER LINE WITH UTILITY POLE AND GUY WIRE CONNECTION
- RAILROAD CONTROL BOX
- RAILROAD SWITCH
- RAILROAD TRACKS
- RIP RAP
- SHED
- SIGN
- ⊙ SOIL BORING (SEE TABLE)
- SPIGOT
- ⊙ TELEPHONE PEDESTAL
- TRANSFORMER
- TREE (PLANTED)
- TREELINE
- WATER VALVE
- X — WOODEN FENCE

INFORMATION ONLY

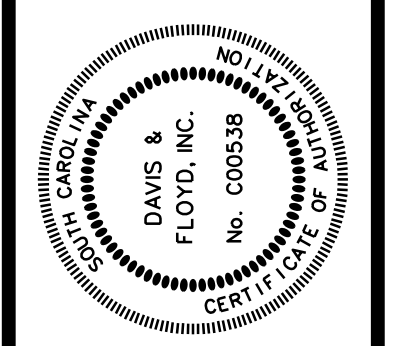
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LEE 3	1009298.57	1568431.02	683.79	CONCRETE MONUMENT SET
LEE 4	1009994.02	1568414.74	686.25	CONCRETE MONUMENT SET
5	1009994.02	1568295.43	692.06	#5 REBAR SET
6	1009213.21	1568278.97	694.69	#5 REBAR SET
10	1010872.34	1567360.19	703.94	#5 REBAR SET
11	1010593.33	1567150.97	738.28	#5 REBAR SET
17	1009125.56	1567210.68	704.50	#5 REBAR SET
18	1008940.47	1567015.62	713.09	#5 REBAR SET
24	1008060.63	1566408.24	772.88	#5 REBAR SET
25	1007842.52	1566510.64	774.73	#5 REBAR SET

NOTES:

- 1.) THIS SURVEY REPRESENTS THE EXISTING PLANIMETRIC AND TOPOGRAPHIC FEATURES ONLY. IT DOES NOT INCLUDE EASEMENTS, RIGHTS OF WAY OR PROPERTY LINES.
- 2.) UTILITIES AS SHOWN WERE OBVIOUS AND APPARENT AT THE TIME OF THE SURVEY BUT THERE MAY BE OTHER UTILITIES PRESENT ON THE SITE THAT ARE NOT SHOWN.
- 3.) WETLANDS WERE NOT IDENTIFIED OR DELINEATED AS PART OF THIS SURVEY.
- 4.) COORDINATES AND ELEVATIONS ARE BASED ON USGS MONUMENT "SR 2" USING THE NAD83(2011) HORIZONTAL DATUM AND THE NAVD88 VERTICAL DATUM.
- 5.) THE PROJECT SCALE FACTOR IS 0.9989894315.



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 THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ARCHITECT / ENGINEER AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION
 SCALE: 100.0000 1/4" = 1'-0"
 PLOT DRIVER: DF pdf MS_lplotcfg
 PLOTTED: 6/10/2014



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 ENGINEERING ARCHITECTURE
 ENVIRONMENTAL & LABORATORY SERVICES

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DUKE ENERGY CORPORATION
 CHARLOTTE, NORTH CAROLINA

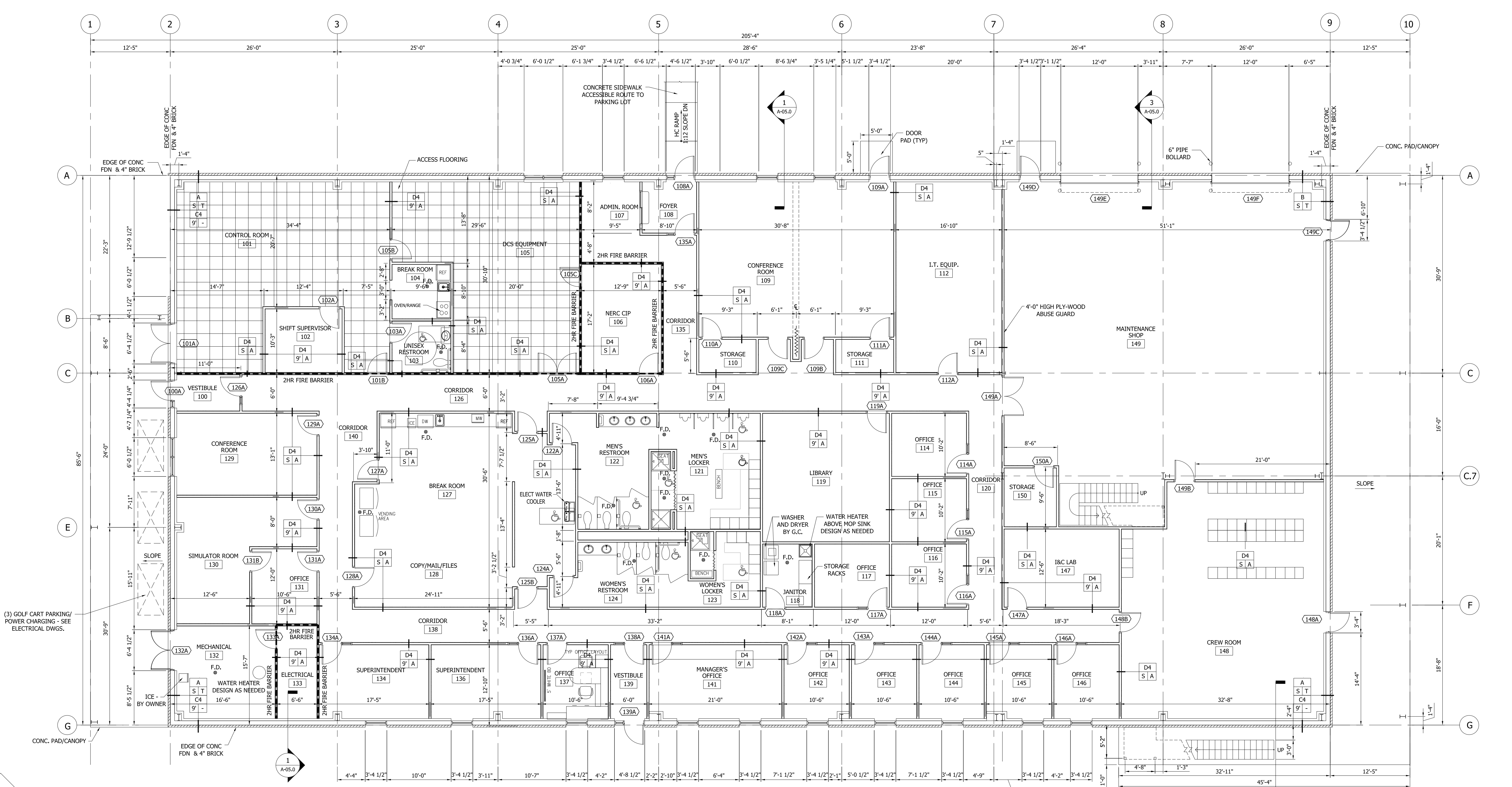
LEE COMBINED CYCLE PROJECT
 WILLIAMSTON, SOUTH CAROLINA

CIVIL

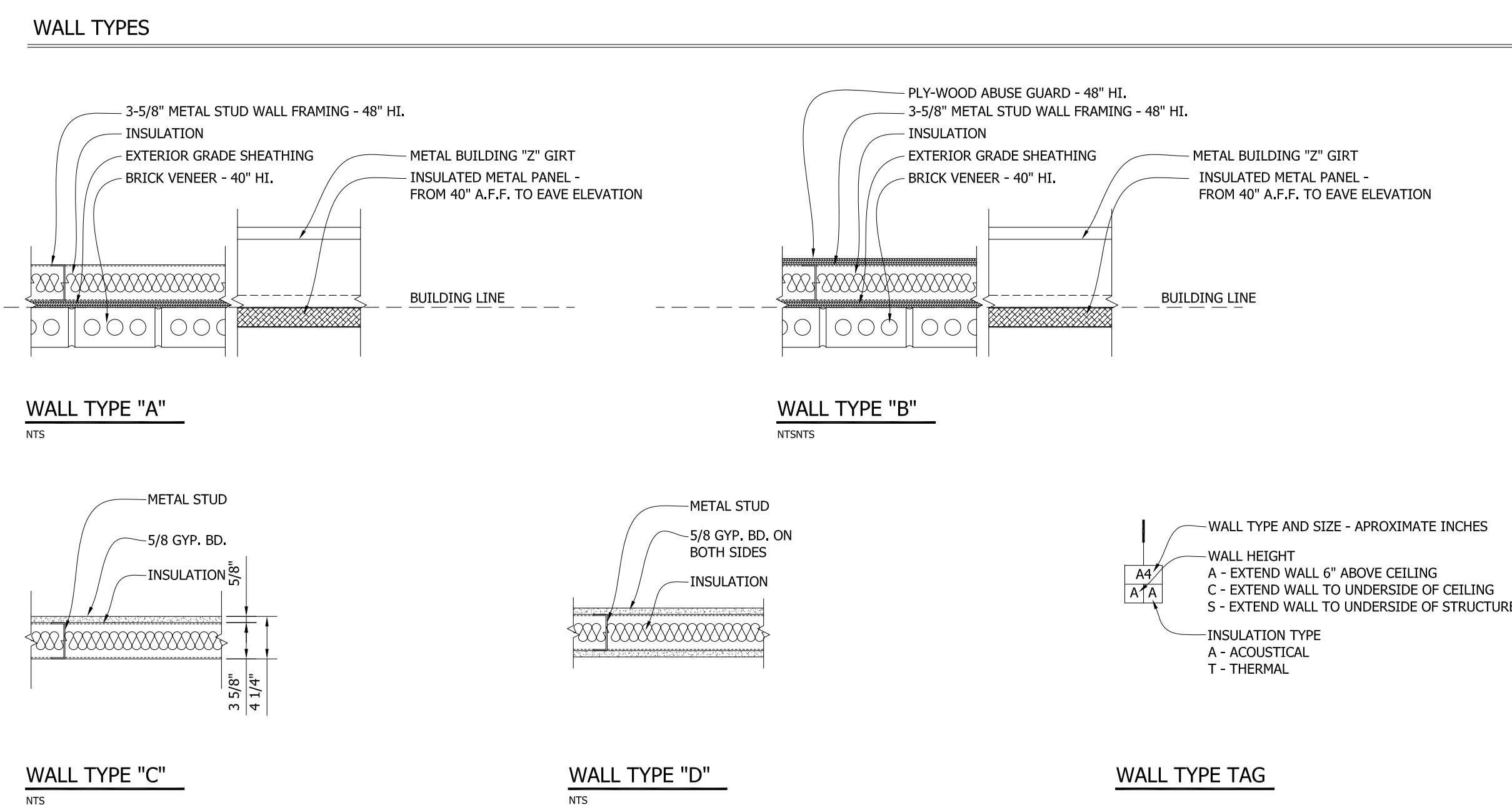
SITE SURVEY

V100

SHEET 1 OF 1



1 FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"



INFORMATION ONLY

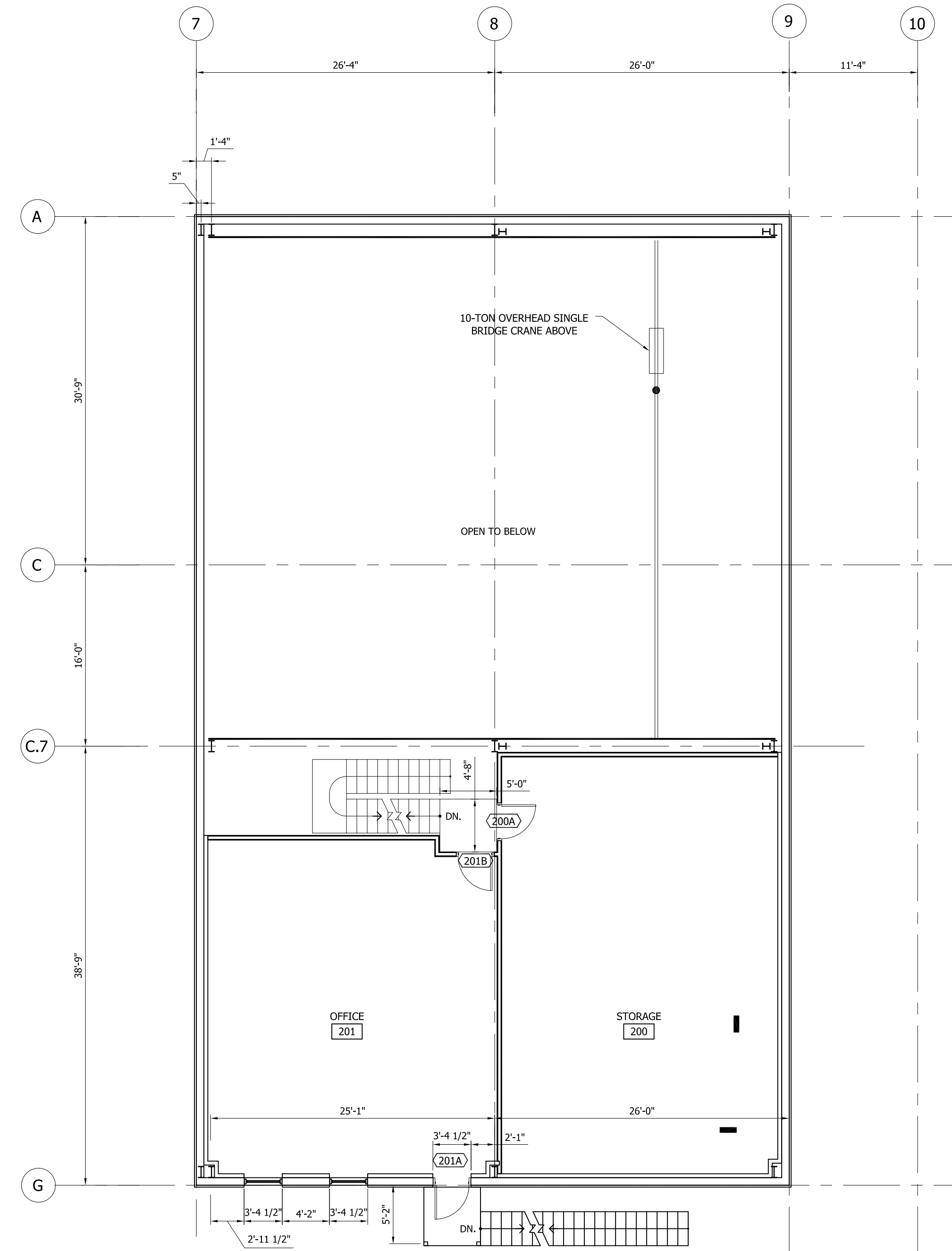
FLUOR A6UL REC'D: Aug 19, 2015
 Document No. WSL-A-K004-14-00003-1
 Equipment Tags (if applicable):

N/A

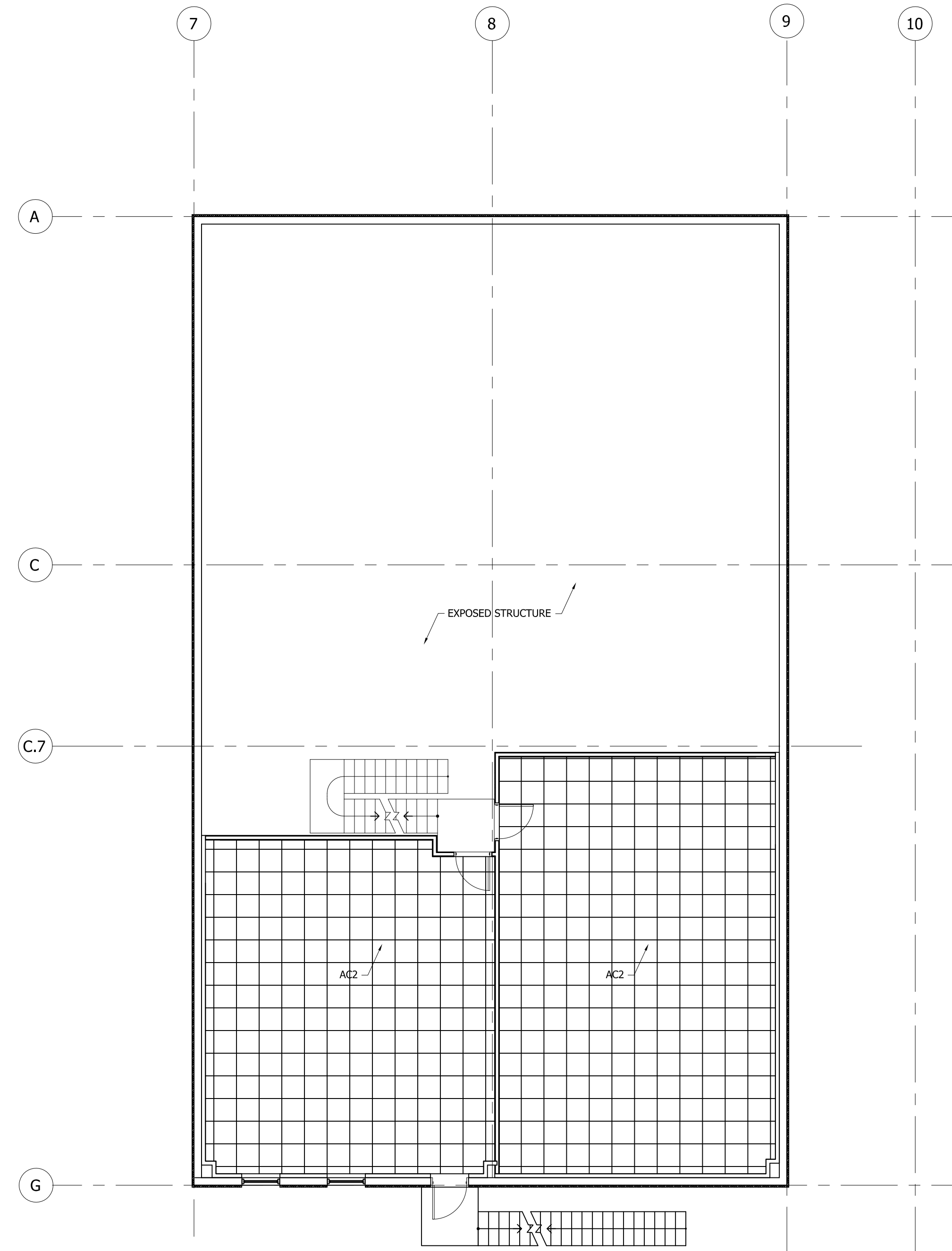
REV.	DATE	BY	DESCRIPTION
A	07/24/15	V.G.N.	ISSUED FOR REVIEW
B	07/24/15	V.G.N.	COLUMN LINE C7 ADDED
C	08/14/15	V.G.N.	ISSUED FOR REVIEW - 60%
D	08/14/15	V.G.N.	ISSUED FOR REVIEW COMMENTS

ADMINISTRATION AND MAINTENANCE SHOP BUILDING FOR:
DUKE ENERGY
 W. S. LEE COMBINED CYCLE PROJECT
 ANDERSON, SOUTH CAROLINA

DATE: 06-26-2015
 DRAWN: V.G.N.
 CHECKED: J.W.R.
 JOB NO. 5571
 SHEET NO.
AB-A-01.0
 FIRST FLOOR PLAN
 SCALE: AS NOTED



1 SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"



2 SECOND FLOOR REFLECTED CEILING PLAN
 SCALE: 1/8"=1'-0"

INFORMATION ONLY

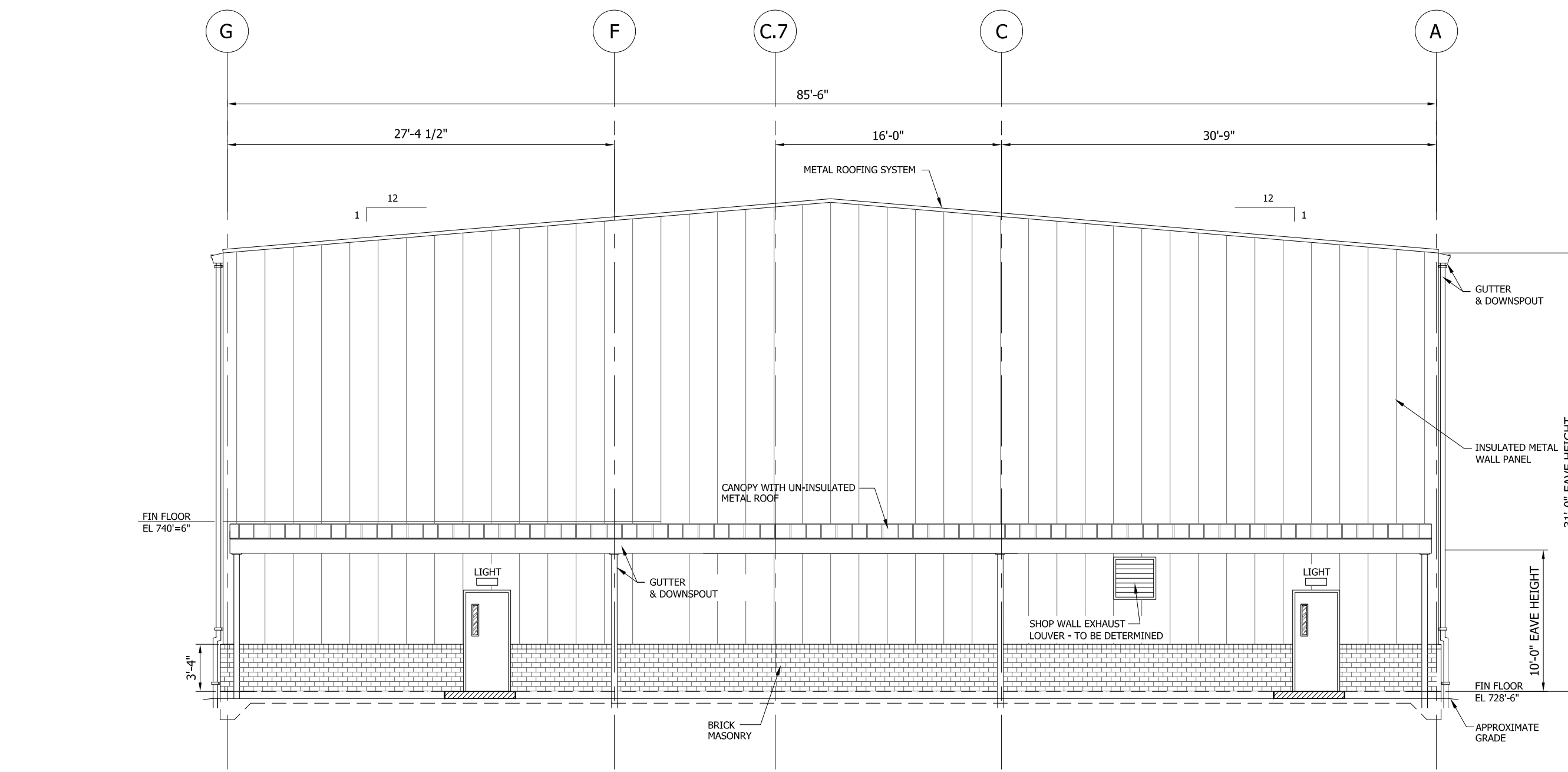
FLUOR A6UL "REC'D: Aug 19, 2015
 Document No. WSL-A-K004-14-00004-1
 Equipment Tags (if applicable):
 N/A

REV.	DATE	BY	DESCRIPTION	ARCH.	SALES	P.M.
A	07/26/14	V.G.N.	ISSUED FOR REVIEW			
B	07/26/15	V.G.N.	COLUMN LINE C7 ADDED			
C	08-15-15	V.G.N.	ISSUED FOR REVIEW - 60%			
D	08-15-15	V.G.N.	ISSUED PER REVIEW COMMENTS			

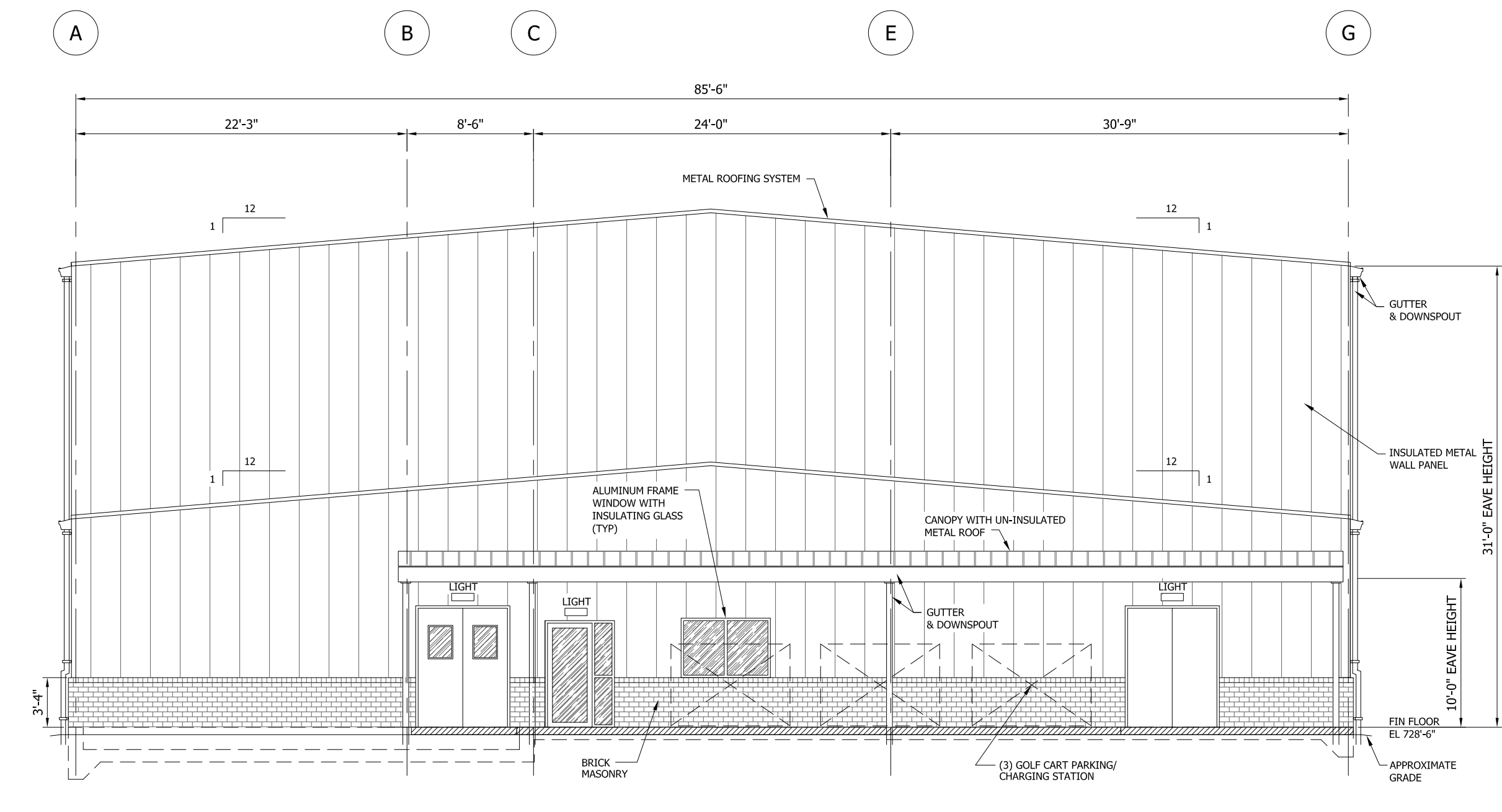
ADMINISTRATION AND MAINTENANCE SHOP BUILDING FOR:
DUKE ENERGY
 W. S. LEE COMBINED CYCLE PROJECT
 ANDERSON, SOUTH CAROLINA

DATE: 06-26-2015
 DRAWN: V.G.N.
 CHECKED: J.W.R.
 JOB NO. 5571
 SHEET NO.
AB-A-01.1
SECOND FLOOR PLAN,
 SECOND FLOOR REFLECTED CEILING PLAN
 SCALE: AS NOTED

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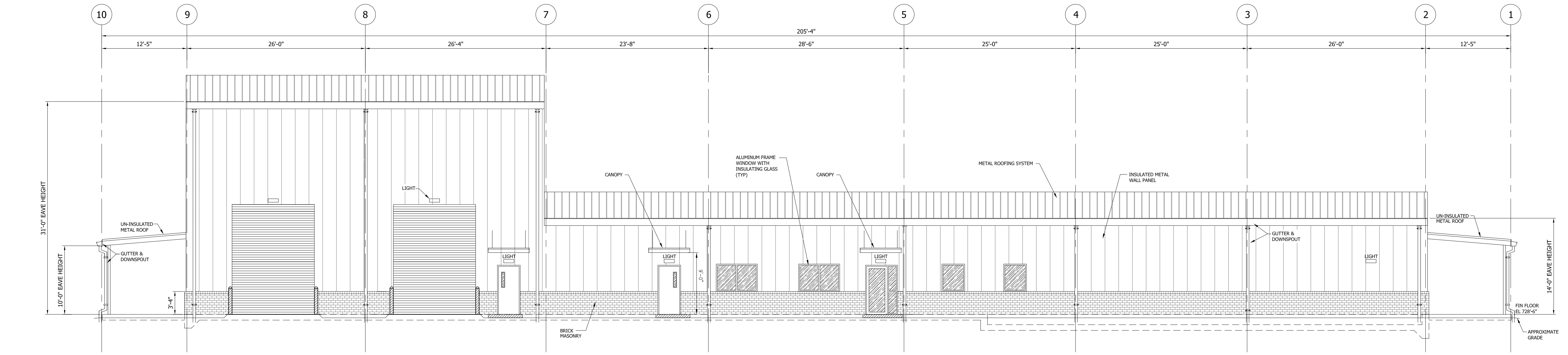


3 EAST ELEVATION
 SCALE: 1/8"=1'-0"

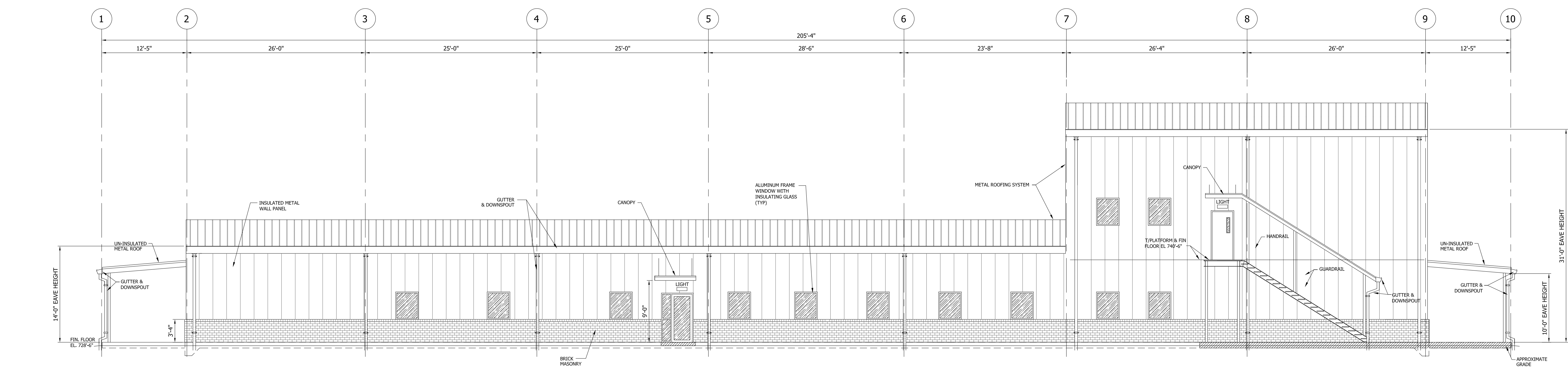


4 WEST ELEVATION
 SCALE: 1/8"=1'-0"

- NOTES:
1. MAIN DOORS SHALL BE EQUIPPED WITH CANOPIES.
 2. SLOPES SHALL BE PROVIDED WITH SNOW GUARDS OVER EXTERIOR ROLL-UP DOORS.
 3. DOWNSPOUTS AND ANY FANIC CONDENSATE LINES SHALL BE DIRECTLY TIED TO UNDERDRAINING DRAIN SYSTEM.
 4. EXTERIOR WALL OPENINGS ARE PER PIPING & ELECTRICAL DESIGN.
 5. SHOP ABOVE MAINTENANCE SHOP TO BE PROVIDED WITH SKYLIGHTS AS REQUIRED.



2 NORTH ELEVATION
 SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

REV.	DATE	BY	DESCRIPTION	ARCH.	SALES	P.M.
A	07-26-15	V.G.N.	ISSUED FOR REVIEW			
B	08-14-15	V.G.N.	ISSUED FOR REVIEW - 60%			
C	08-14-15	V.G.N.	ISSUED PER REVIEW COMMENTS			

ADMINISTRATION AND MAINTENANCE SHOP BUILDING FOR:
DUKE ENERGY
 W. S. LEE COMBINED CYCLE PROJECT
 ANDERSON, SOUTH CAROLINA

INFORMATION ONLY

FLUOR A6UL REC'D: Aug 19, 2015
 Document No. WSL-A-K004-14-00008-1
 Equipment Tags (if applicable):

N/A

DATE: 06-26-2015
 DRAWN: V.G.N.
 CHECKED: J.W.R.
 JOB NO. 5571
 SHEET NO.

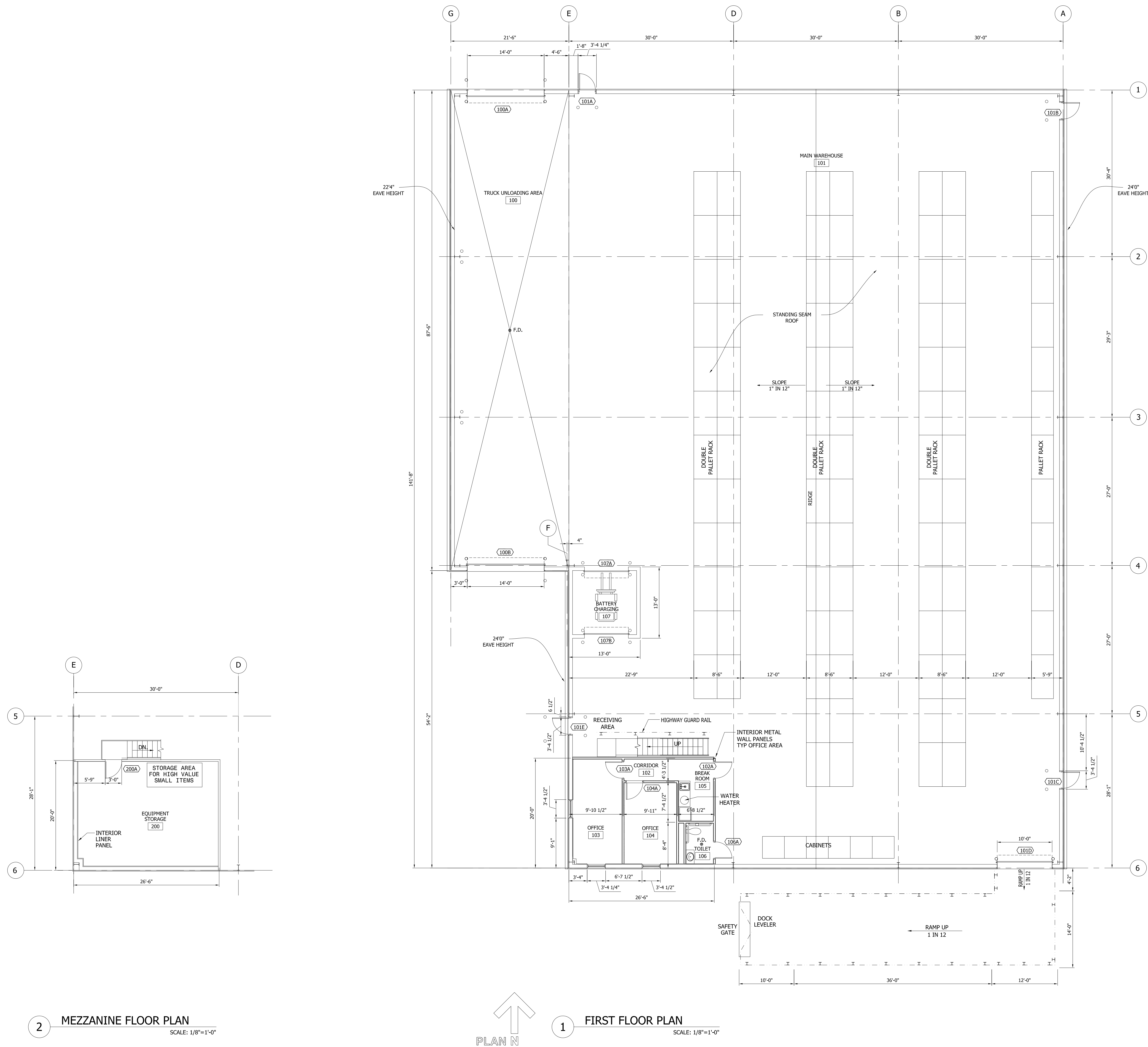
AB-A-04.0
 FIRST FLOOR PLAN
 SCALE: AS NOTED

REV.	DATE	BY	DESCRIPTION	ARCH.	SALES	P.M.
A	07-09-15	V.G.N.	ISSUED FOR REVIEW			
B	08-11-15	V.G.N.	ISSUED FOR REVIEW-60%			
C	08-18-15	V.G.N.	ISSUED PER RMA REVIEW COMMENTS			

WAREHOUSE BUILDING FOR:
DUKE ENERGY
 W. S. LEE COMBINED CYCLE PROJECT
 ANDERSON, SOUTH CAROLINA

DATE: 06-26-2015
 DRAWN: V.G.N.
 CHECKED: J.W.R.
 JOB NO. 5571
 SHEET NO.

WH-A-01.0
 FLOOR PLANS
 SCALE: AS NOTED



2 MEZZANINE FLOOR PLAN
 SCALE: 1/8"=1'-0"

1 FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

INFORMATION ONLY

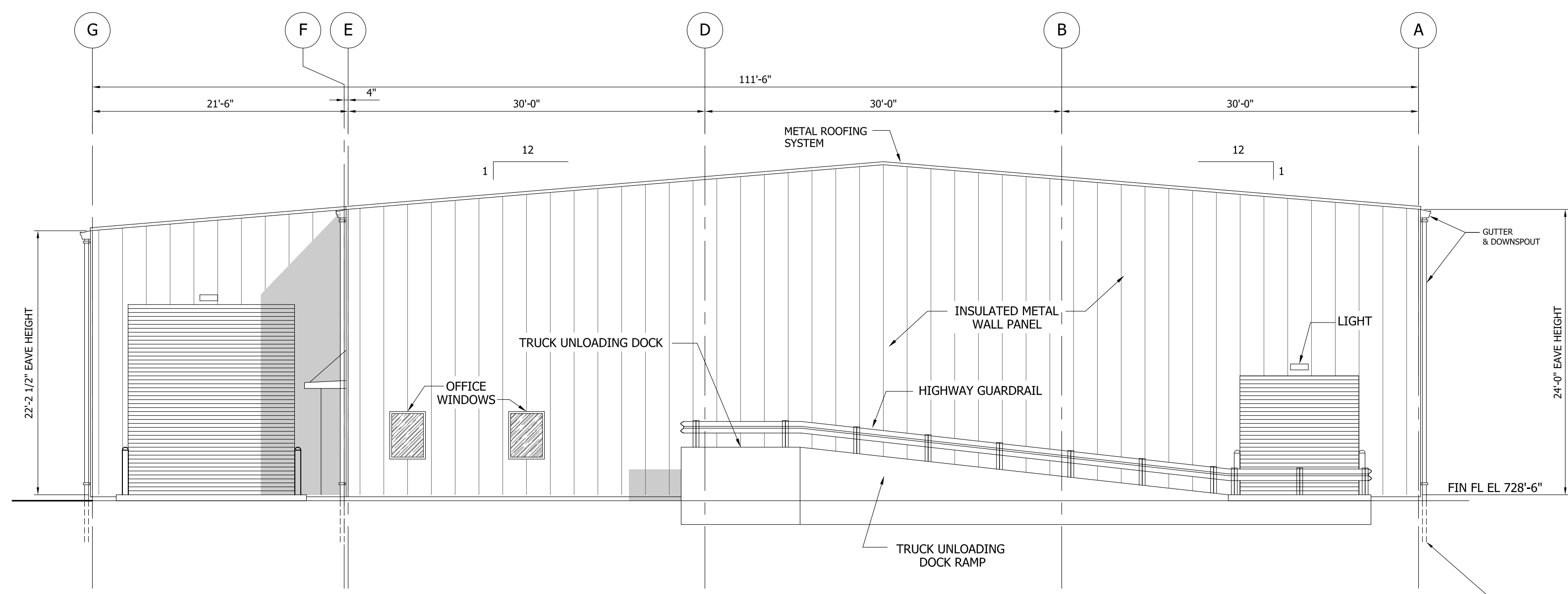
FLUOR AGUL "REC'D: Aug 19, 2015
 Document No. WSL-A-K004-14-00010-1
 Equipment Tags (if applicable):

N/A

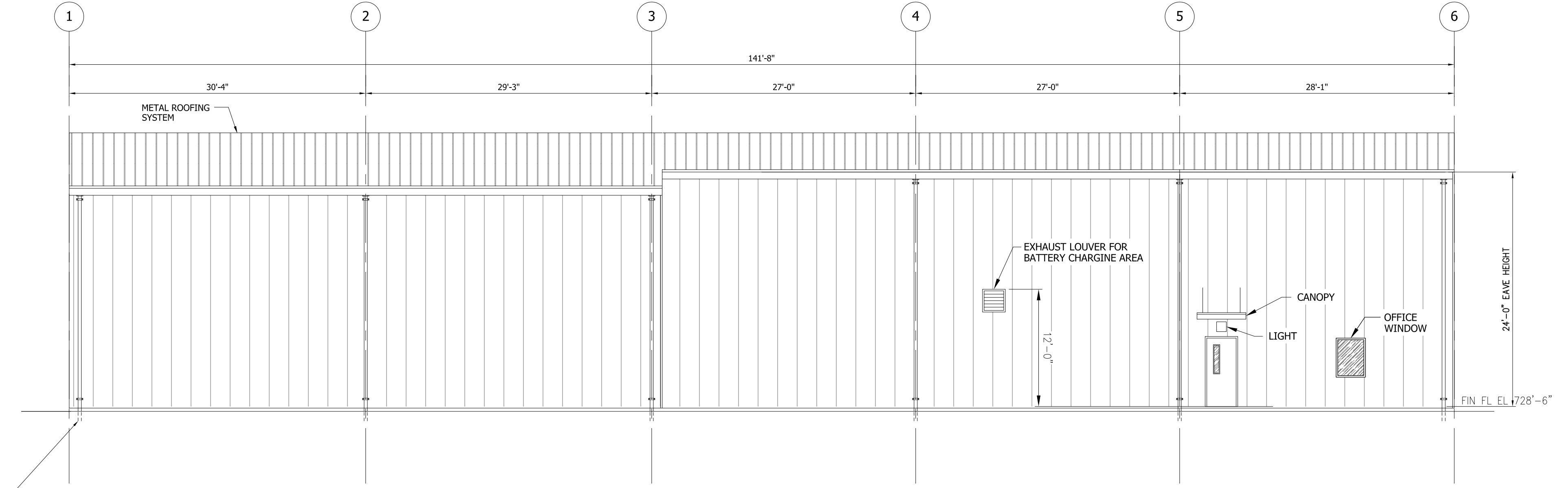
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NOTES:

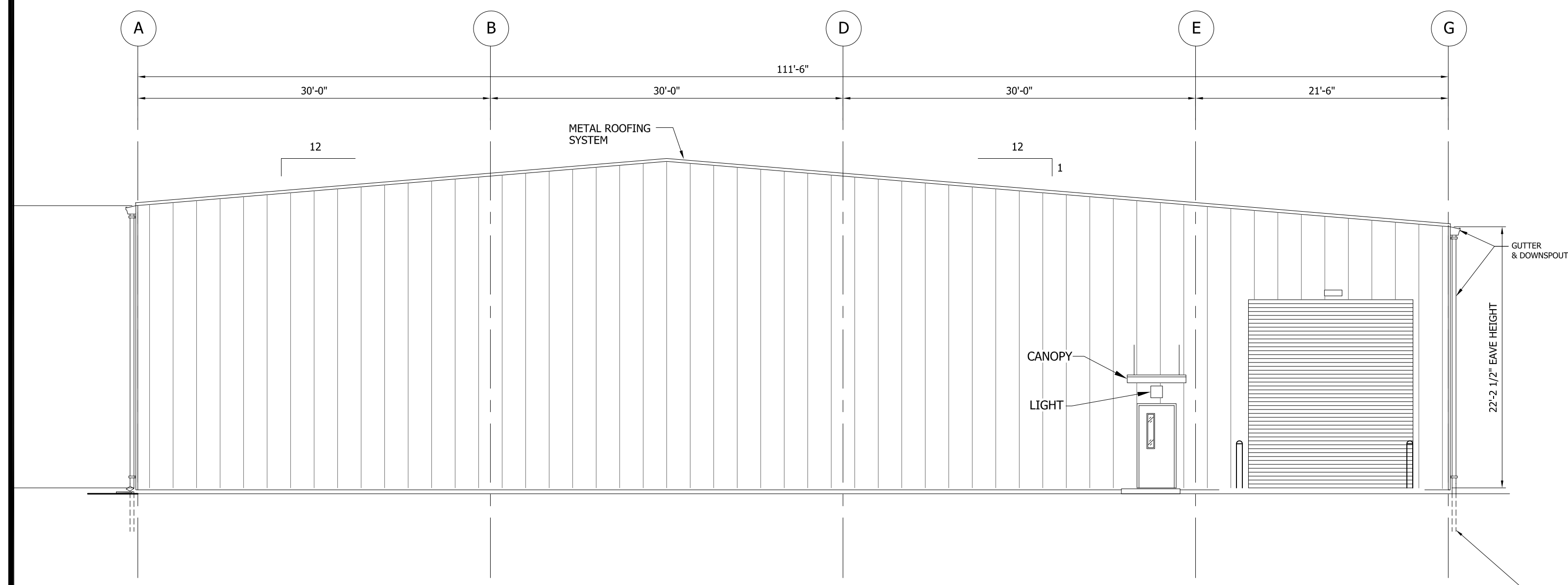
1. MAN DOORS SHALL BE EQUIPPED WITH CANOPIES.
2. ROOFS SHALL BE PROVIDED WITH SNOW GUARDS OVER EXTERIOR ROLL-UP DOORS.
3. DOWNSPOUTS AND ANY HVAC CONDENSATE LINES SHALL BE DIRECTLY TIED TO UNDERGROUND DRAIN SYSTEM.
4. EXTERIOR WALL OPENINGS ARE PER PIPING & ELECTRICAL DESIGN.
5. ROOF ABOVE WAREHOUSE SHOP TO BE PROVIDED WITH SKYLIGHTS AS REQUIRED.



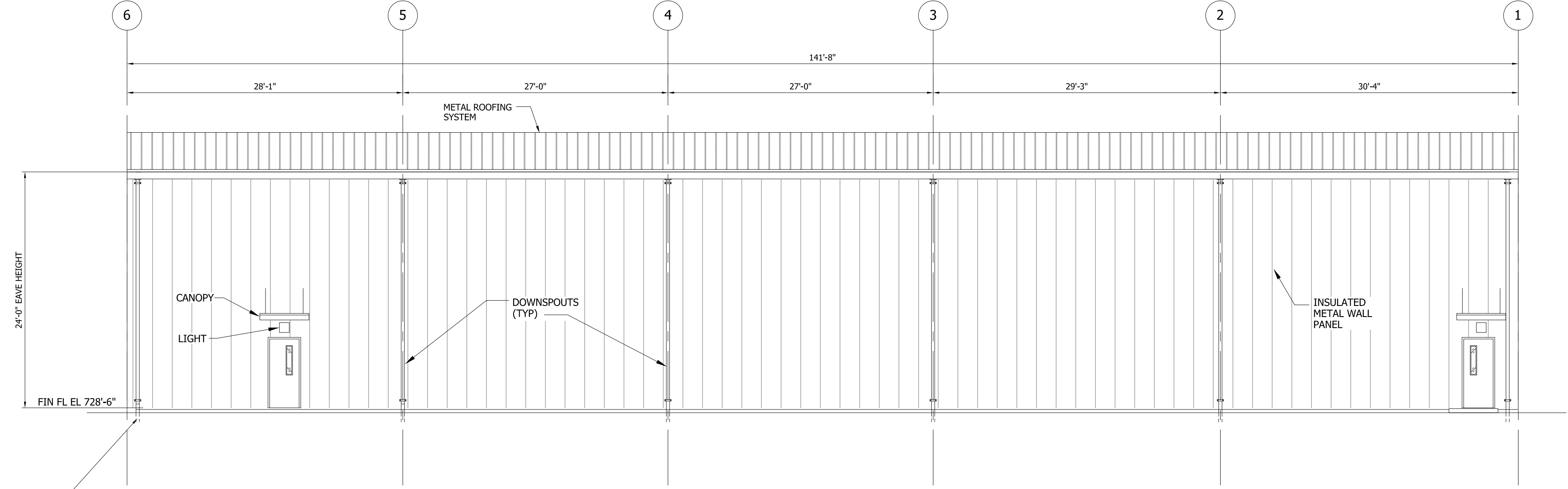
3 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



4 WEST ELEVATION
 SCALE: 1/8"=1'-0"



1 NORTH ELEVATION
 SCALE: 1/8"=1'-0"



2 EAST ELEVATION
 SCALE: 1/8"=1'-0"

INFORMATION ONLY

FLUOR A6UL REC'D: Aug 19, 2015

Document No. WSL-A-K004-14-00014-1

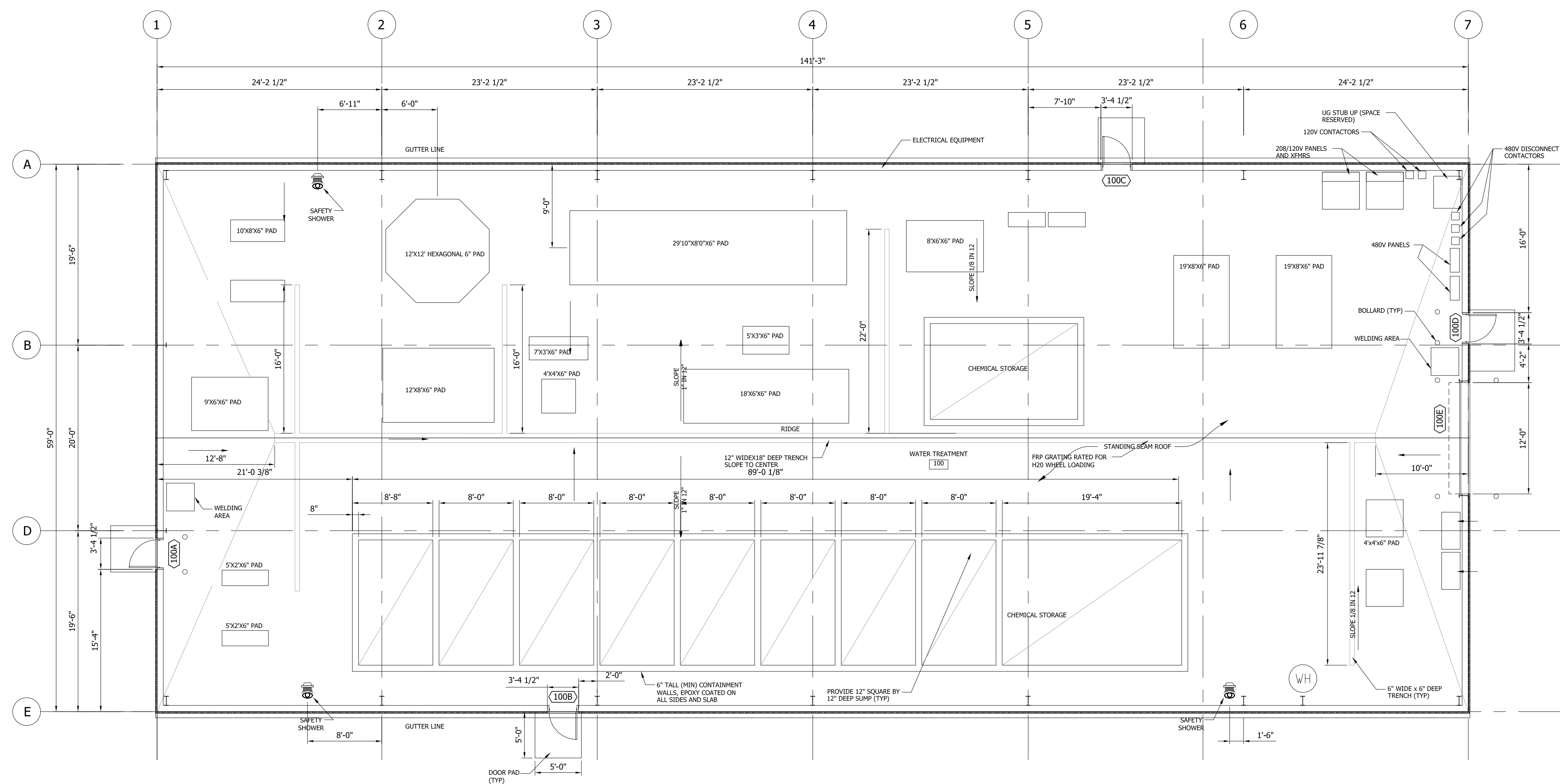
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REV.	DATE	BY	DESCRIPTION	ARCH.	SALES	P.M.
A	06-26-15	V.G.N.	ISSUED FOR REVIEW			
B	08-18-15	V.G.N.	ISSUED FOR REVIEW - 40%			
C	08-18-15	V.G.N.	ISSUED PER REVIEW COMMENTS			

WAREHOUSE BUILDING FOR:
DUKE ENERGY
 W. S. LEE COMBINED CYCLE PROJECT
 ANDERSON, SOUTH CAROLINA

DATE: 06-26-2015
 DRAWN: V.G.N.
 CHECKED: J.W.R.
 JOB NO. 5571
 SHEET NO.

WH-A-04.0
 FIRST FLOOR PLAN
 SCALE: AS NOTED



REV.	DATE	BY	DESCRIPTION	ARCH.	SALES	P.M.
A	07-09-15	V.G.N.	ISSUED FOR REVIEW			
B	08-11-15	V.G.N.	ISSUED FOR REVIEW-REVISED			
C	08-18-15	V.G.N.	ISSUED FOR REVIEW-REVISED			

WATER TREATMENT BUILDING FOR:
DUKE ENERGY
 W. S. LEE COMBINED CYCLE PROJECT

DATE: 06-26-2015
 DRAWN: V.G.N.
 CHECKED: J.W.R.
 JOB NO. 5571
 SHEET NO.

WB-A-01.0
 FLOOR PLAN
 SCALE: AS NOTED

↑
 PLAN N
1 FLOOR PLAN
 SCALE: 1/8"=1'-0"

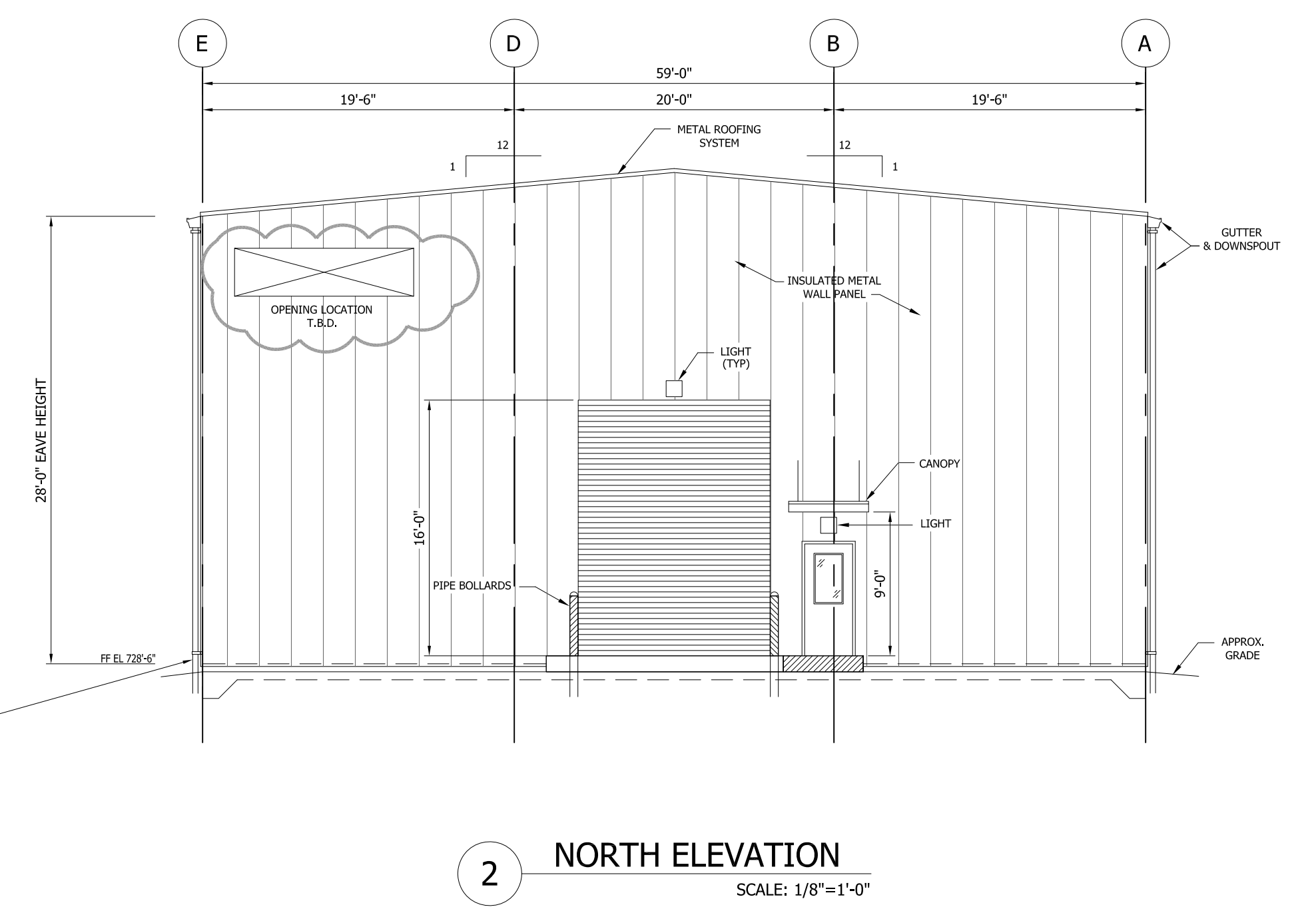
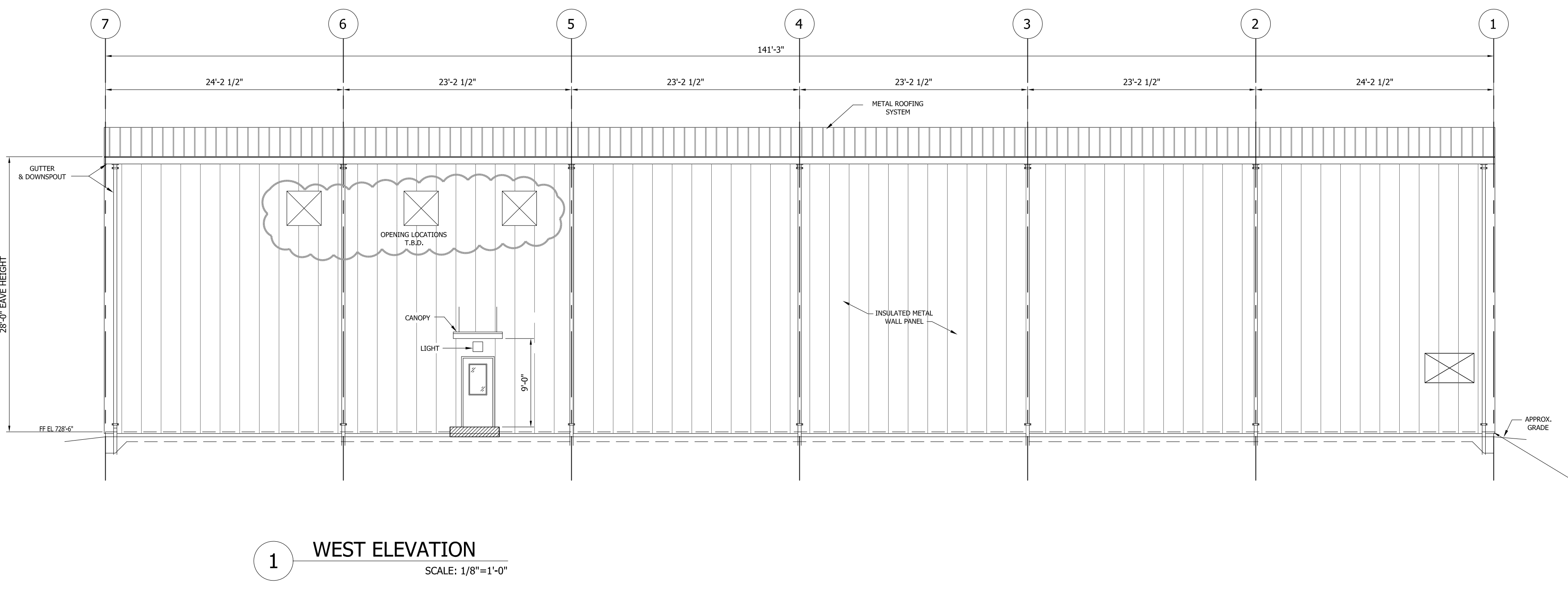
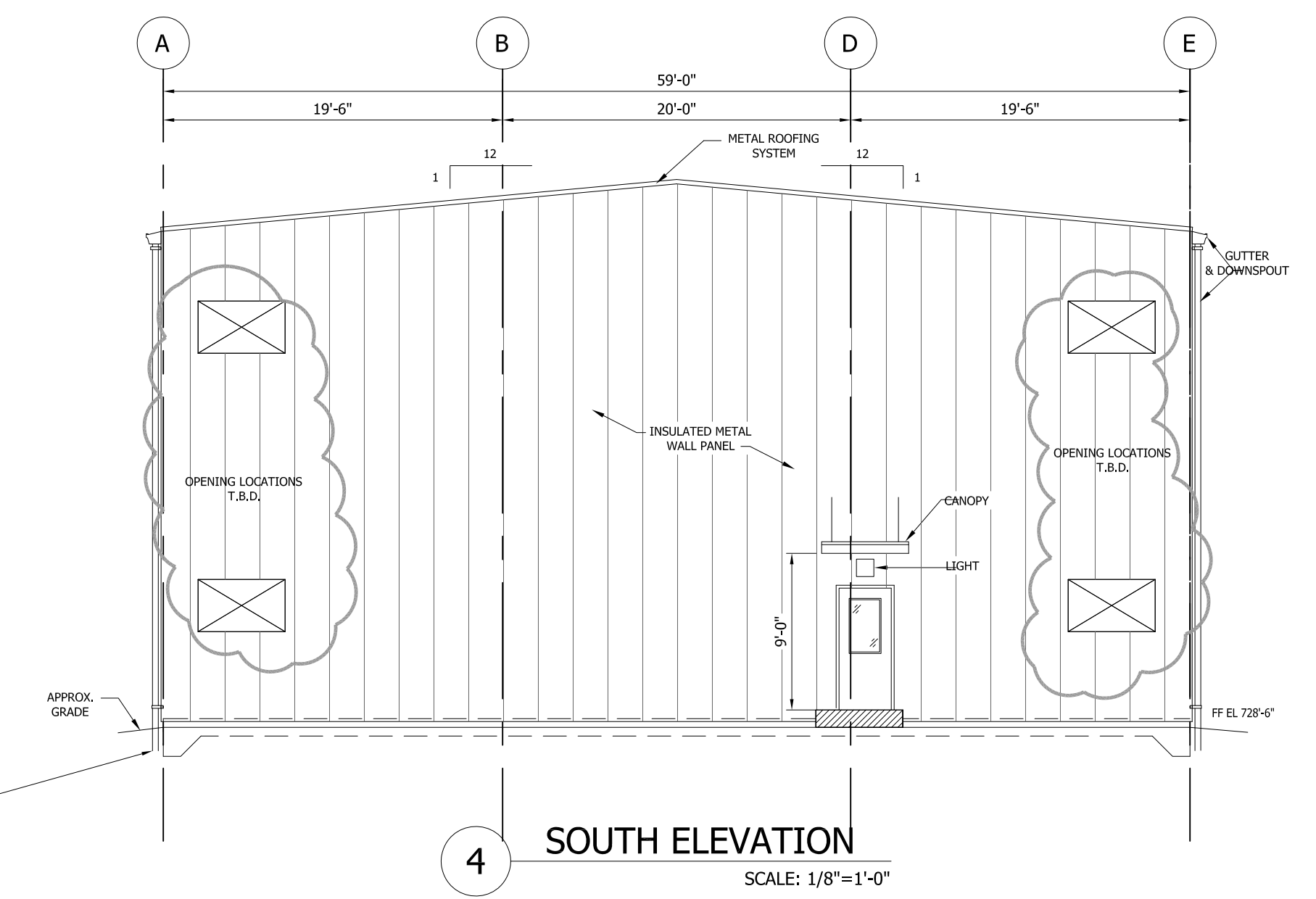
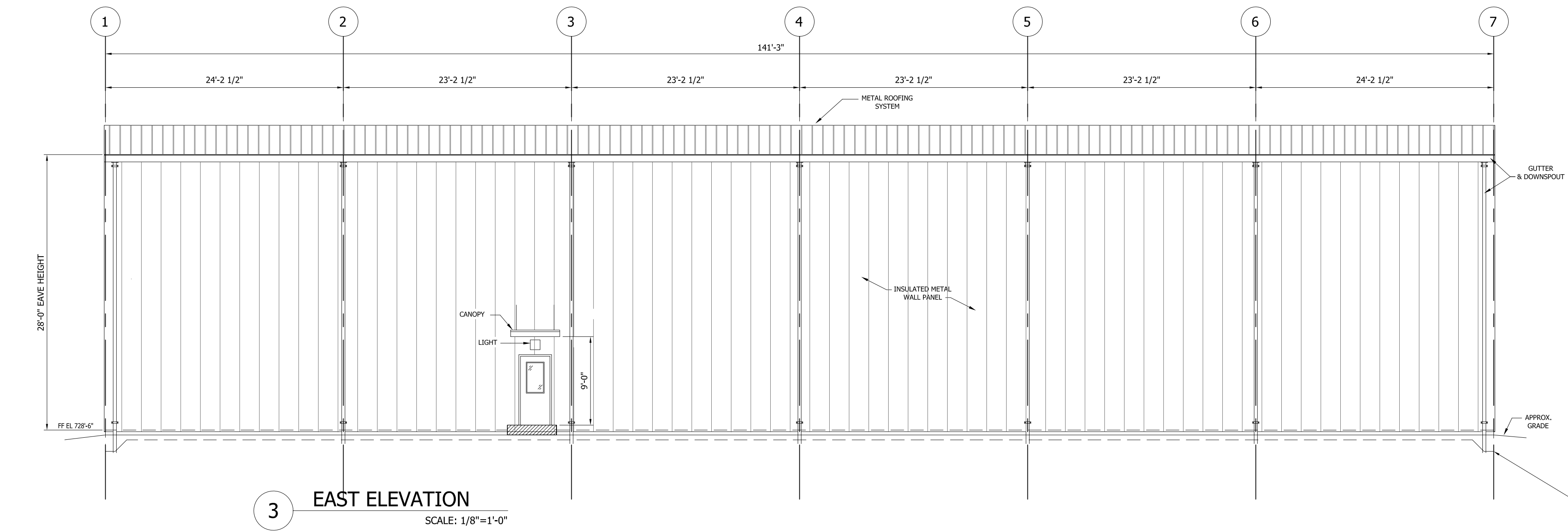
INFORMATION ONLY

FLUOR A6UL REC'D: Aug 19, 2015
 Document No. WSL-A-K004-14-00016-1
 Equipment Tags (if applicable):

N/A

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NOTES:
 1. EXTERIOR WALL OPENINGS T.B.D. PER HVAC & ELECTRICAL DESIGN.



REV.	DATE	BY	DESCRIPTION	ARCH.	SALES	P.M.
A	07-20-15	V.G.N.	ISSUED FOR REVIEW			
B	08-11-15	V.G.N.	ISSUED FOR REVIEW - 40%			
C	08-11-15	V.G.N.	ISSUED PER REVIEW COMMENTS			

WATER TREATMENT BUILDING FOR:
DUKE ENERGY
 W. S. LEE COMBINED CYCLE PROJECT

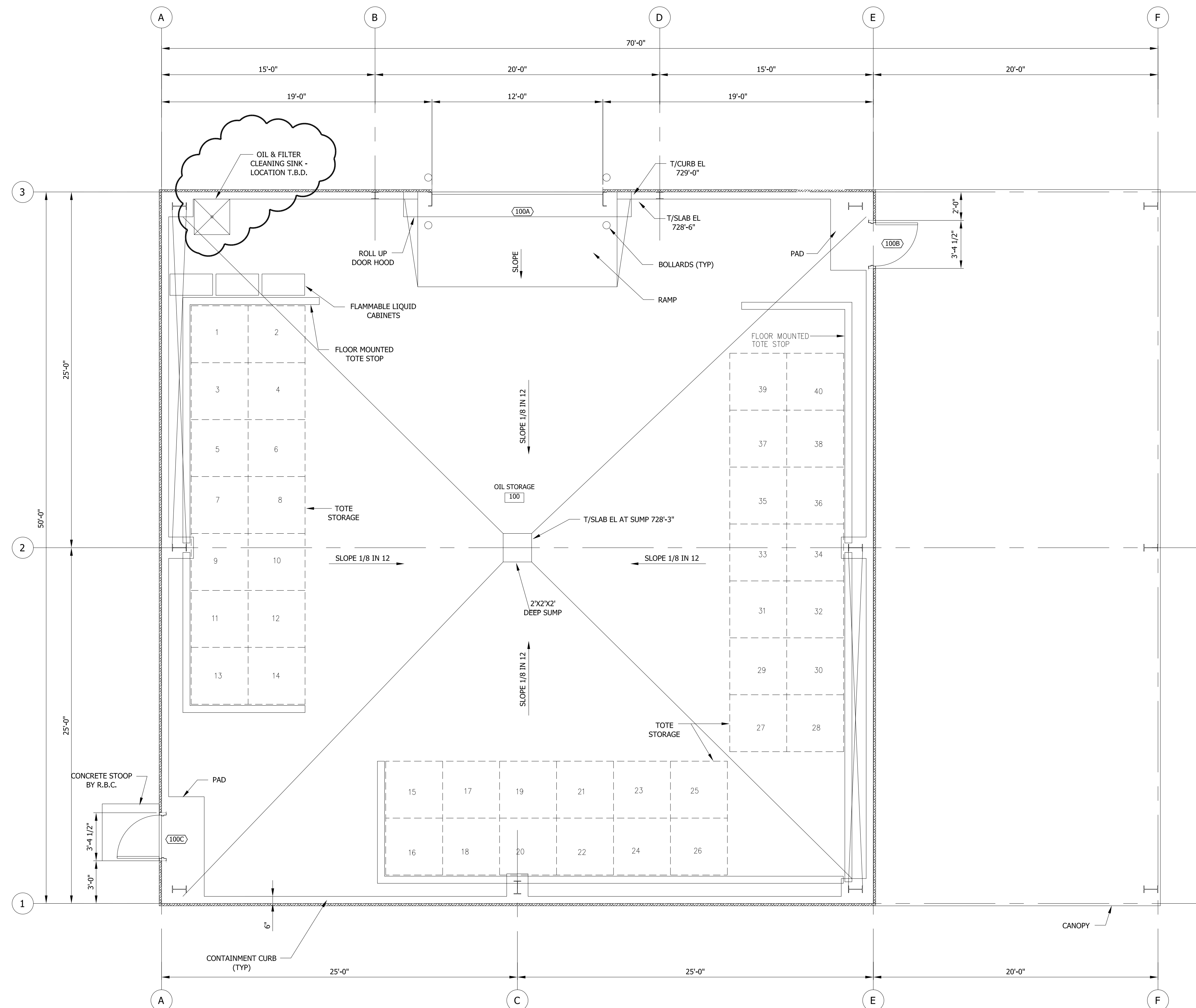
INFORMATION ONLY

FLUOR A6UL REC'D: Aug 19, 2015
 Document No. WSL-A-K004-14-00019-1
 Equipment Tags (if applicable):

N/A

DATE: 06-26-2015
 DRAWN: V.G.N.
 CHECKED: J.W.R.
 JOB NO. 5571
 SHEET NO.

WB-A-04.0
 ELEVATIONS
 SCALE: AS NOTED



↑
 PLAN N
1 FLOOR PLAN
 SCALE: 1/4"=1'-0"

REVISIONS

REV.	DATE	BY	DESCRIPTION	ARCH.	SALES	P.M.
A	07-09-15	V.G.N.	ISSUED FOR REVIEW			
B	08-11-15	V.G.N.	ISSUED FOR REVIEW-40%			
C	08-18-15	V.G.N.	ISSUED PER R.O.W. REVIEW COMMENTS			

WASTE/LUBE OIL STORAGE BUILDING FOR:
DUKE ENERGY
 W. S. LEE COMBINED CYCLE PROJECT
 ANDERSON, SOUTH CAROLINA

INFORMATION ONLY

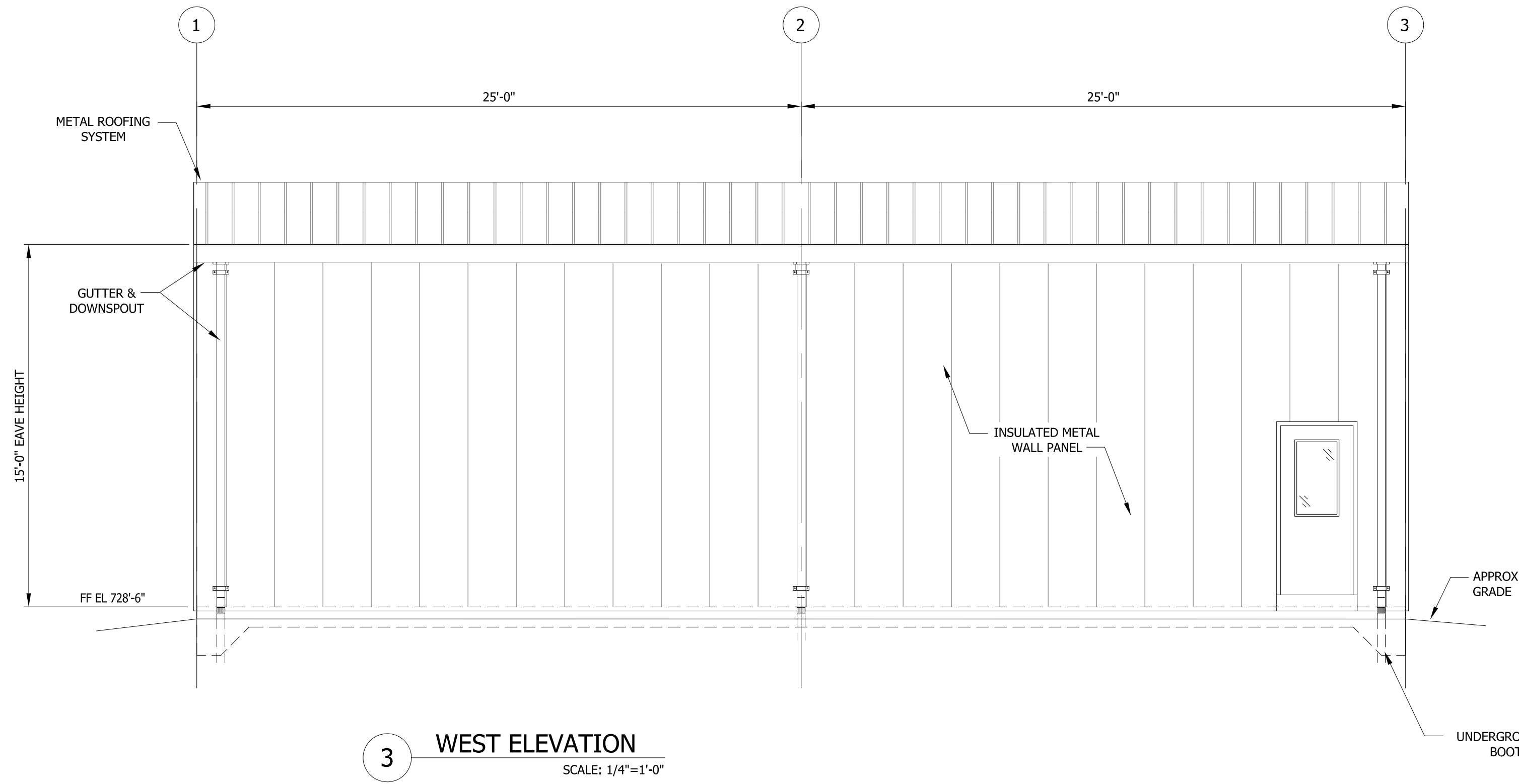
FLUOR A6UL REC'D: Aug 19, 2015
 Document No. WSL-A-K004-14-00021-1
 Equipment Tags (if applicable):

N/A

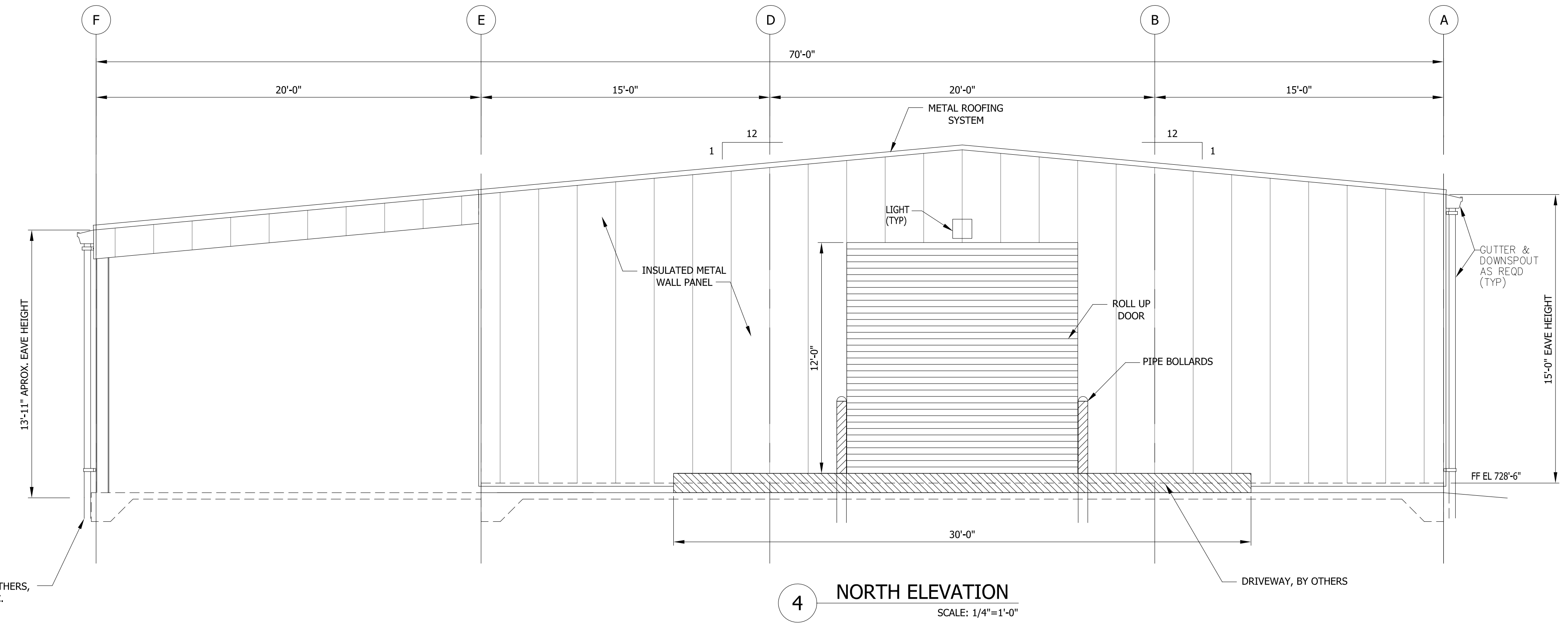
DATE: 06-26-2015
 DRAWN: V.G.N.
 CHECKED: J.W.R.
 JOB NO. 5571
 SHEET NO.

YM-A-01.0
 FLOOR PLAN
 SCALE: AS NOTED

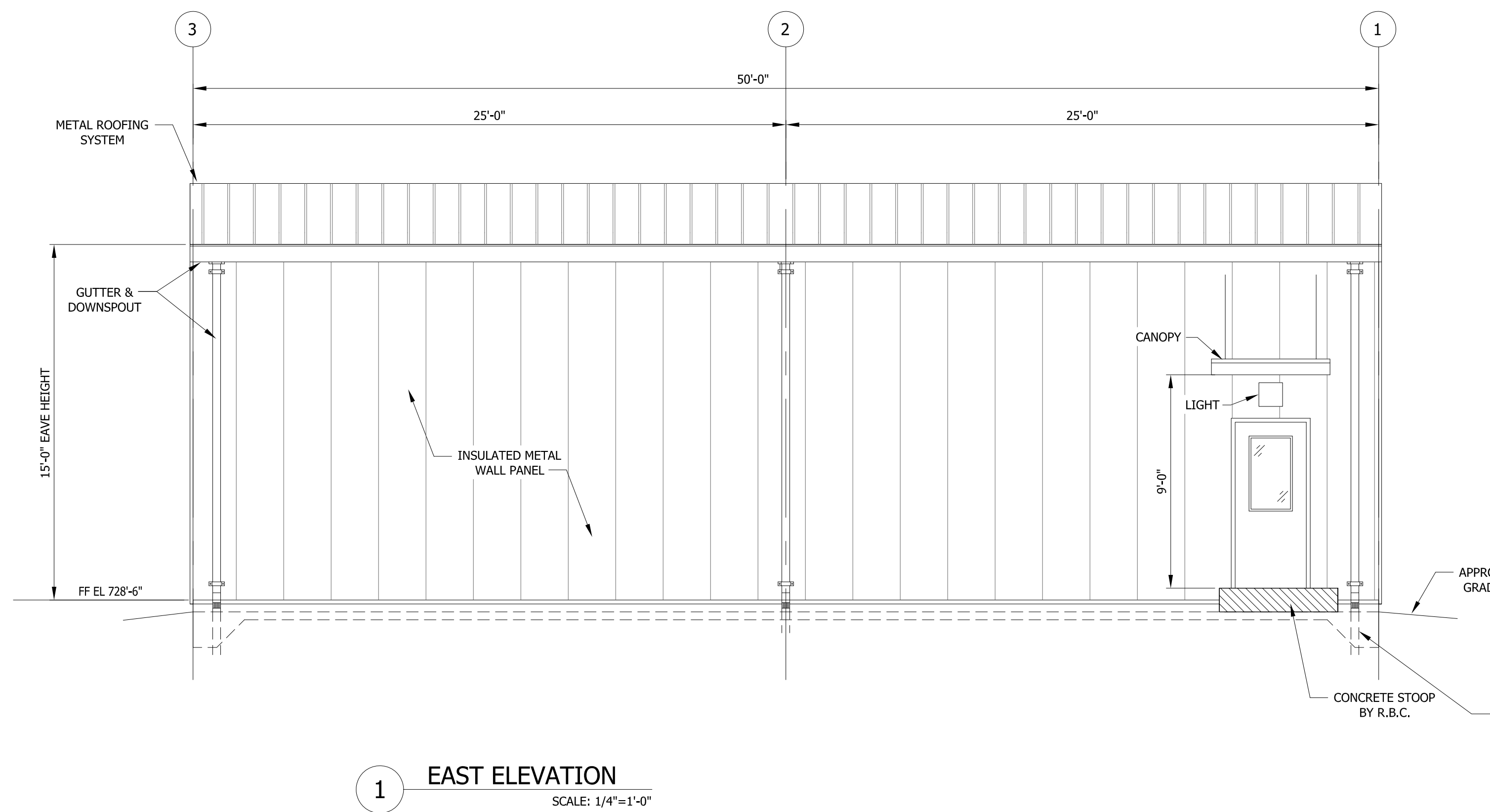
NOTES:
 1. EXTERIOR WALL OPENINGS T.B.D. PER HVAC & ELECTRICAL DESIGN.



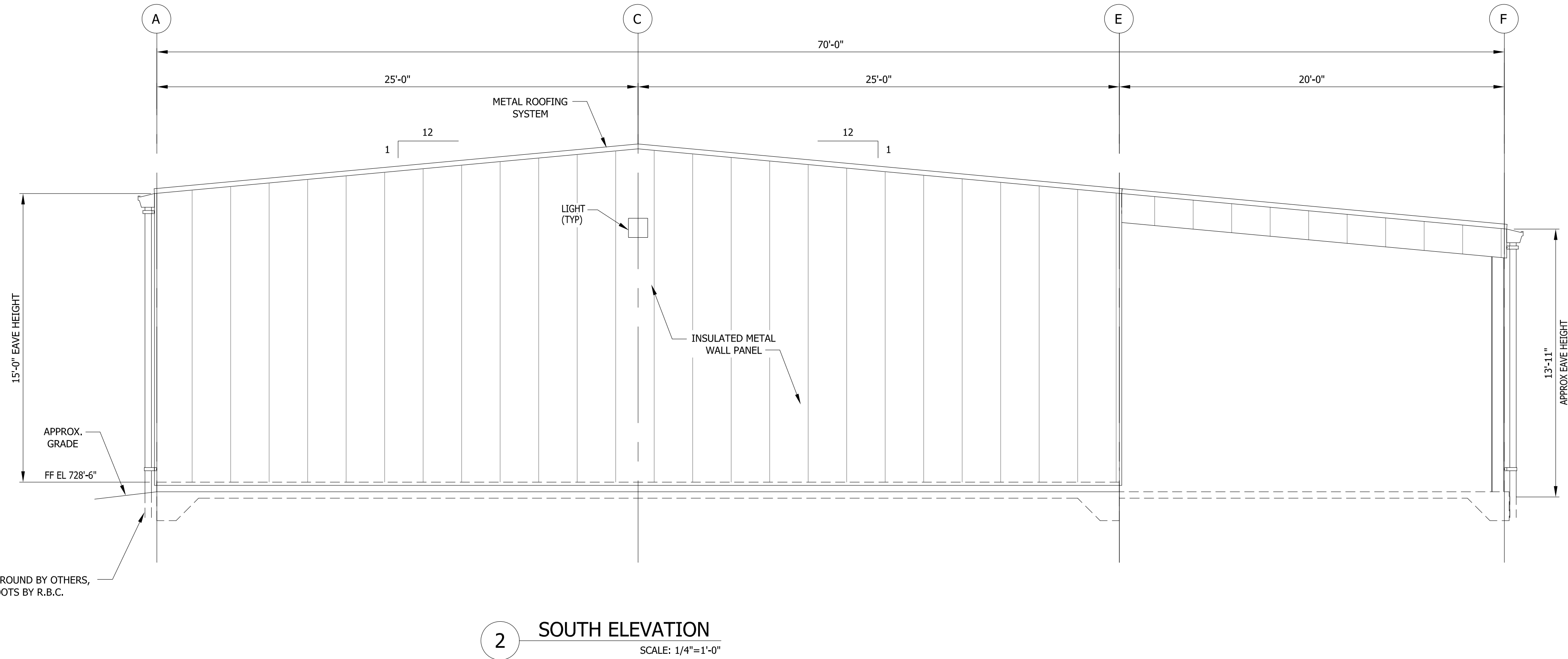
3 WEST ELEVATION
 SCALE: 1/4"=1'-0"



4 NORTH ELEVATION
 SCALE: 1/4"=1'-0"



1 EAST ELEVATION
 SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"

REV.	DATE	BY	DESCRIPTION	ARCH.	SALES	P.M.
A	07-06-15	V.G.N.	ISSUED FOR REVIEW - 60%			
B	08-11-15	V.G.N.	ISSUED FOR REVIEW - 60%			
C	08-18-15	V.G.N.	ISSUED PER REVIEW COMMENTS			

WASTE/LUBE OIL STORAGE BUILDING FOR:
DUKE ENERGY
 W. S. LEE COMBINED CYCLE PROJECT
 ANDERSON, SOUTH CAROLINA

INFORMATION ONLY

FLUOR A6UL "REC'D: Aug 19, 2015
 Document No. WSL-A-K004-14-00024-1
 Equipment Tags (if applicable):
 N/A

DATE: 06-26-2015
 DRAWN: V.G.N.
 CHECKED: J.W.R.
 JOB NO. 5571
 SHEET NO.
YM-A-04.0
 ELEVATIONS
 SCALE: AS NOTED

