

LEGEND

Water Main
(LCF Water)

W—W

Wastewater Gravity Line
(Spartanburg Water)

WW—WW

Overhead Electric Line
(Duke Energy)

OHE—OHE

Telecommunication Line
(AT&T)

FOC—FOC

Natural Gas Line
(Piedmont Natural Gas)

GAS—GAS

Elevated Water Storage Tank

Electrical Substation

Potential Stream

Buffer

Potential Wetlands

Pond

CSX Railroad

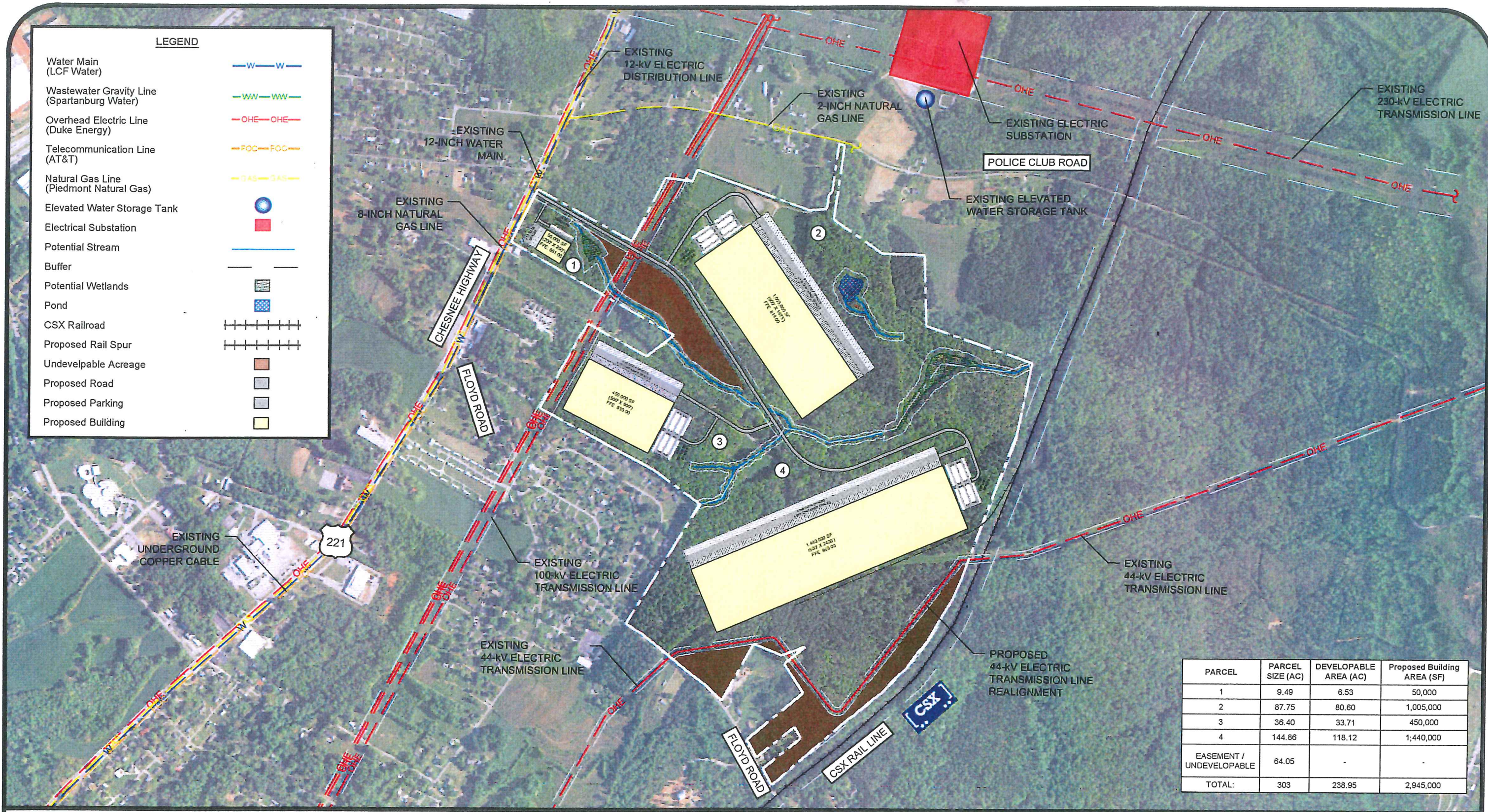
Proposed Rail Spur

Undevelopable Acreage

Proposed Road

Proposed Parking

Proposed Building



PARCEL	PARCEL SIZE (AC)	DEVELOPABLE AREA (AC)	Proposed Building AREA (SF)
1	9.49	6.53	50,000
2	87.75	80.60	1,005,000
3	36.40	33.71	450,000
4	144.86	118.12	1,440,000
EASEMENT / UNDEVELOPABLE	64.05	-	-
TOTAL:	303	238.95	2,945,000

800

400

0

800

2400

(IN FEET)

Project No.: 16118-0042

March 31, 2016

NORTH

MASTER DEVELOPMENT PLAN
 FOR THE
 US HIGHWAY 221/FLOYD ROAD SITE IN
 SPARTANBURG COUNTY, SOUTH CAROLINA

Fourteen Mule Farm, LLC

ALLIANCE

CONSULTING ENGINEERS

Prepared by Alliance Consulting Engineers, Inc.