



THE PENDLETON SITE
ANDERSON & PICKENS COUNTIES, SC
MAY 19, 2014



105 CORPORATE DRIVE, SUITE A
SPARTANBURG, SC 29303
864.342.6177

The Pendleton Tract

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LIST OF ATTACHMENTS

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GENERAL SITE INFORMATION

Location

200 Excelsior Mill Road
Pendleton, SC 29670
Anderson and Pickens Counties

34° 39' 28.59" N 82° 48' 37.45" W

Owner

Pacolet Milliken Enterprises, Inc.
105 Corporate Drive, Suite A
Spartanburg, SC 29303
864.503.1331
Contact: John Montgomery
o: 864.503.1331
c: 864.237.3464

Size

489.30 acres

Land Use

Agriculture (forestry) has occurred on the site

PHYSICAL CHARACTERISTICS

Elevation

- 824' is the maximum elevation; 695' is the minimum elevation
- Maximum of 129' in elevation change
- Gently sloping/gently rolling terrain

Water Bodies

- Onsite streams are under the jurisdiction of the US Army Corps of Engineers.
- Approximately 52 acres of wetlands currently in the National Wetland Inventory (NWI) appear on the site; wetlands are under the jurisdiction of the US Army Corps of Engineers.

Soil Types and Conditions

- Except for wetland soils, most of the other on-site soils are buildable with a distance of greater than 80 inches to restrictive feature.
- Soil abbreviations, name and descriptions for this site may be found in the appendix of this document.

Flood Zones Designation

FEMA Firm panels:

4500130075B (effective date January 2, 1981)
4500190001B (effective date May 15, 1980)
45077C0387D (effective April 16, 2008)
45077C0389D (effective April 16, 2008)
45077C0391D (effective April 16, 2008)
45077C0393D (effective April 16, 2008)

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UTILITIES

Electric

- Duke Energy is both the transmission and distribution company serving the site.
- The nearest substation is located at 548 Mauldin Road in Central, SC, approximately 5 miles from the site.
- 44kV distribution line is currently available; because the current R/W is 68' the line can be increased to 100kV.

Natural Gas

- Natural gas transmission and distribution is supplied by Fort Hill Natural Gas Authority.
- 8" gas line with 350 psi is on site; this can handle the needs of any industrial user.
- The current peak utilization of the line serving the site is 20%.
- Current peak utilization of the entire system is 50%. Currently no system bottlenecks are present.
- There are currently no proposed upgrades to the system.

Water

- There may be dual serve opportunities for water service.

Anderson Regional Joint Water System (ARJW)

- ARJW has a 24" line along Hwy 76 at the west edge of the site.
- Water treatment plant serving the site is located at 998 Hunters Trail in Anderson, SC, approximately 14.75 miles from the site.

City of Clemson

- 12" line on Pendleton Road adjacent to northern site boundary. A 6" and 8" line are available at the west edge of the property.
- Capacity of City of Clemson water system is 4.75 mgd
- Average utilization of water system is 2.2 mgd; peak utilization is 2.4 mgd in the summer.
- Current excess capacity of the system is 2.35 mgd.

Estimated costs for water infrastructure:

	Cost
Extension of line	\$70/linear foot
Water meter	Dependent upon development
Tap fee	Dependent upon development
Impact fee	None

Wastewater

- Site served by the Clemson/Pendleton Wastewater Treatment.
- 24", 18" and 8" lines are present on site
- Capacity of the 18" line is 0.8 mgd; 0.15 mgd is the average utilization of the line; 0.2 mgd is the peak utilization; 0.6 mgd is the excess capacity.
- 2.0 mgd is the permitted capacity for the waste water treatment plant that serves the site; Peak utilization of the WWTP is 1.15 mgd; excess capacity is 0.8 mgd.
- Plans are currently underway to upgrade the WWTP to 3.0 mgd. Initial projections estimate this to be a \$9.3M project.

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Estimated costs for water infrastructure:

	Cost
Extension of line	\$80/linear foot
Discharge meter	None
Tap fee	Dependent upon development
Impact fee	Dependent upon development

Telecommunications

- Provided by AT&T
- A fiber optic cable is currently located along Highway 76.
- With installation of a remote terminal along this cable all telecommunications and broadband services could be supplied.

ENVIRONMENTAL Assessments

Report	Preliminary	Complete	Planned	Expected Completion Date	Not Planned Currently
Phase I (and/or Phase II)					X
Geotechnical assessment					X
Wetlands delineation					X
Endangered species					X
Archeological / historical					X

Current Air Quality Status

Status of site location in regards to federal pollution standards

Pollutant	Attainment	Non-Attainment
Ozone	X	
Carbon monoxide	X	
Particle matter	X	
Lead	X	
Sulfur dioxide	X	
Nitrogen dioxide	X	

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Subsurface

- Site owner has current ownership of the mineral rights and no current leases on rights exist.
- Site has not been mined or drilled in the past.
- No evidence of sink holes, natural springs, or caves exist on site; the area is not prone to sink holes, natural springs, caves, etc.

TRANSPORTATION

Roads

The closest east/west interstate is I-26.

- Turn left on to US Hwy 76/SC Hwy 28 and travel approximately 8.5 miles to I-85.
 - US Hwy 76/SC Hwy 28 is a 5-lane divided highway.
 - The interchange at US Hwy 76 and I-85 is cloverleaf interchange.
 - The interchange is Exit #19 on I-85
 - As of April 19, 2011, the entry ramp onto I-85 is at an open status.
- Travel on I-85 for approximately 51 miles to I-26.
 - The I-85/I-26 junction is a parclo interchange.
 - The interchange is Exit #70 on I-85 and Exit #18 on I-26.
 - As of April 19, 2011, I-85 is at an open status.

The closest north/south interstate is I-85.

- Turn left on to US Hwy 76/SC Hwy 28 and travel approximately 8.5 miles to I-85.
 - US Hwy 76/SC Hwy 28 is a 5-lane divided highway.
 - The interchange at US Hwy 76 and I-85 is cloverleaf interchange.
 - The interchange is Exit #19 on I-85
 - As of April 19, 2011, the entry ramp onto I-85 is at an open status.

Commercial Air Service

- Nearest commercial airport is Greenville-Spartanburg International Airport (GSP), located in Greer, SC.
- GSP is located approximately 48 miles from site. Transit time from the site to the airport is approximately 50 minutes. Route is almost entirely comprised of interstate I-85.
- GSP is a hub for both passengers and cargo.
- GSP has one (1) 11,000' runway.

Carriers serving the airport

Passenger	6
Charter	2
Air Cargo	27,733 tons in 2011

- 50 daily non-stops to all cities served; no daily non-stops to international locations.
- Approved capital expansion plans include terminal expansion and roadway overlay
- Approved \$90M terminal expansion to occur in two phases.
 - The first phase is projected at \$84M and would include a reconfigured ticketing area, installation of an automated baggage area and one central passenger checkpoint, and relocation of the concession areas beyond the new central checkpoint.
 - Expansion will increase number of gates from 13 (currently) to 18-20 and allow for accommodation of 2M passengers annually.

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Rail

Norfolk Southern rail access is available.

Public Transportation

The Clemson Area Transit (CAT) Pendleton route runs along the site boundaries. Though no stop currently exists on site, the CAT bus route includes US Hwy 76 and SC Hwy 28 (Mechanic Street).

SERVICES

Schools

Public Schools

There are 5 public school districts in Spartanburg County; the site is located within District #2.

Colleges and Universities

School	Type	Enrollment	Distance from Sites
Anderson University	A 4-year, private, liberal arts coeducational college affiliated with the South Carolina Baptist Convention, offering bachelors and masters degrees in approximately 50 areas of study.	2,500 students	12.43 miles
Clemson University	A 4-year, public institution with 80 undergraduate and 110 graduate programs	19,000 students	1 mile
Forrest Junior College	A for-profit, private institution offering associate degree programs with nine areas of specialization, as well as a number of diploma programs	100 students	11.57 miles
Southern Wesleyan University	A Christian, liberal arts institution with 42 degree programs, 4 special programs and 5 graduate programs	644 campus-based undergraduate students, 1,050 adult-evening undergraduate students, 720 graduate students	11 miles
Tri-County Technical College	A comprehensive two-year community and technical college that serves students from Anderson, Oconee, and Pickens counties in more than 70 major fields of study.	7,250 students	15.45 miles

The Pendleton Tract

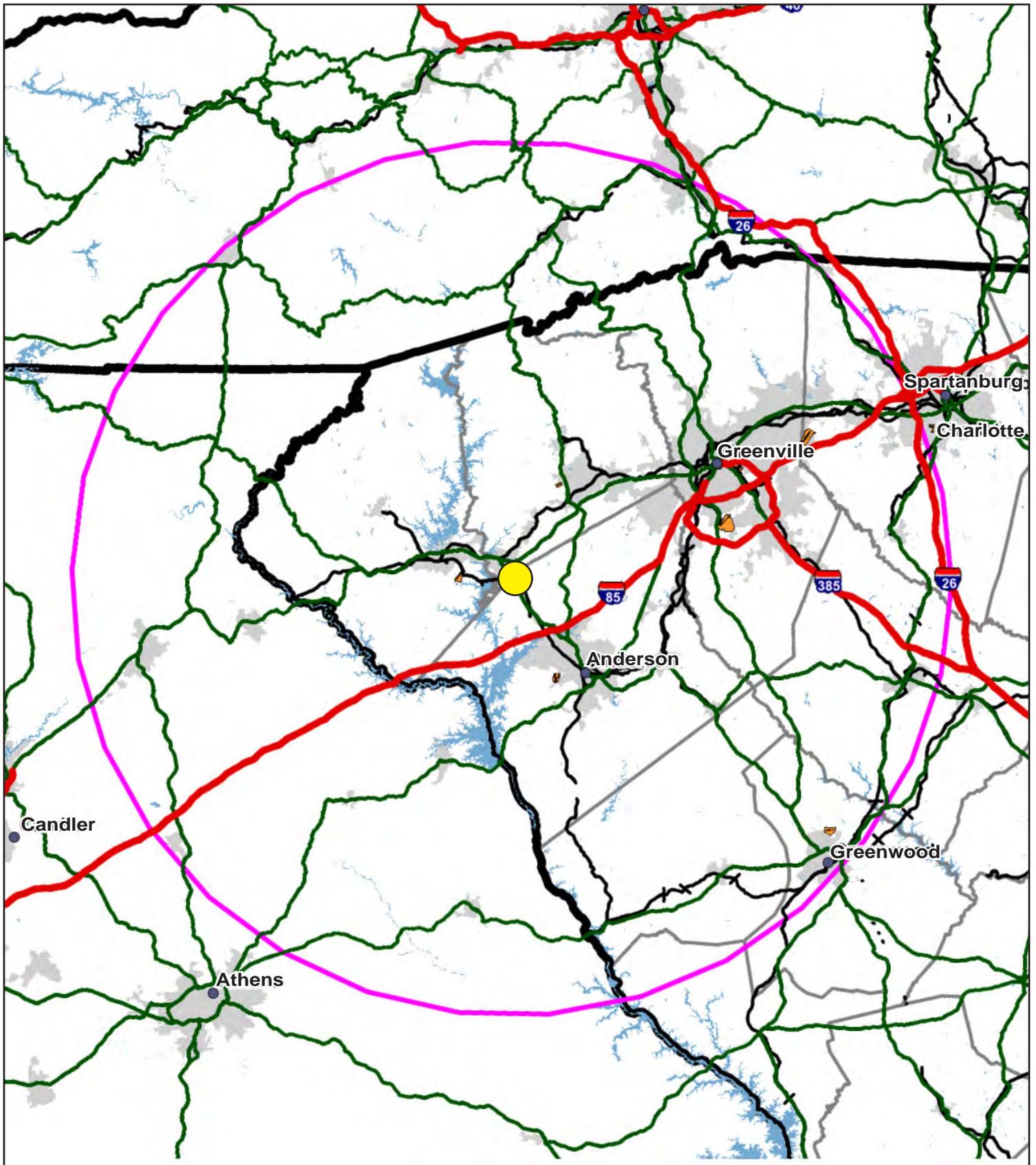
RESTRICTIONS

Zoning

- Zoning does not currently exist in many areas of Anderson or Pickens Counties, but zoning does occur in the City of Clemson. The area of the site that is within the City of Clemson limits is zoned R-2 (low density residential)
- In the Anderson County 2007 Comprehensive Plan, parts of the area encompassing the site (i.e., outside incorporated areas of Clemson or Pendleton and within Anderson County) are considered agriculture/residential for future land use.
- Pickens County also has a Comprehensive Plan; they provide current land use, but do not project future land use. No zoning currently exists in Pickens County.
- Zoning is present in the Town of Pendleton. The site area within the town limits is zoned as open space.

Easements

Easement Type	Holder	Size
Sewer	Town of Pendleton	20' R/W
Sewer	Town of Pendleton	"A reasonable" R/W
Sewer	City of Clemson	10' R/W
Utility	Milliken & Co.	30' easement
Telecommunications	Bell South	No documentation as to size
Natural Gas	Fort Hill Natural Gas	No Documentation as to size
Rail	Blue Ridge Rail	200' R/W
Electric	Duke Energy	68' R/W
Cell tower	Telecommunication Services, Inc.	3.91 acre lease
Road	Pickens County	70' R/W



105 Corporate Drive, Suite A
 Spartanburg, SC 29303
 864.342.6177

Map created: 19 April 2011
 Map created by: Pacolet Milliken Enterprises, Inc.



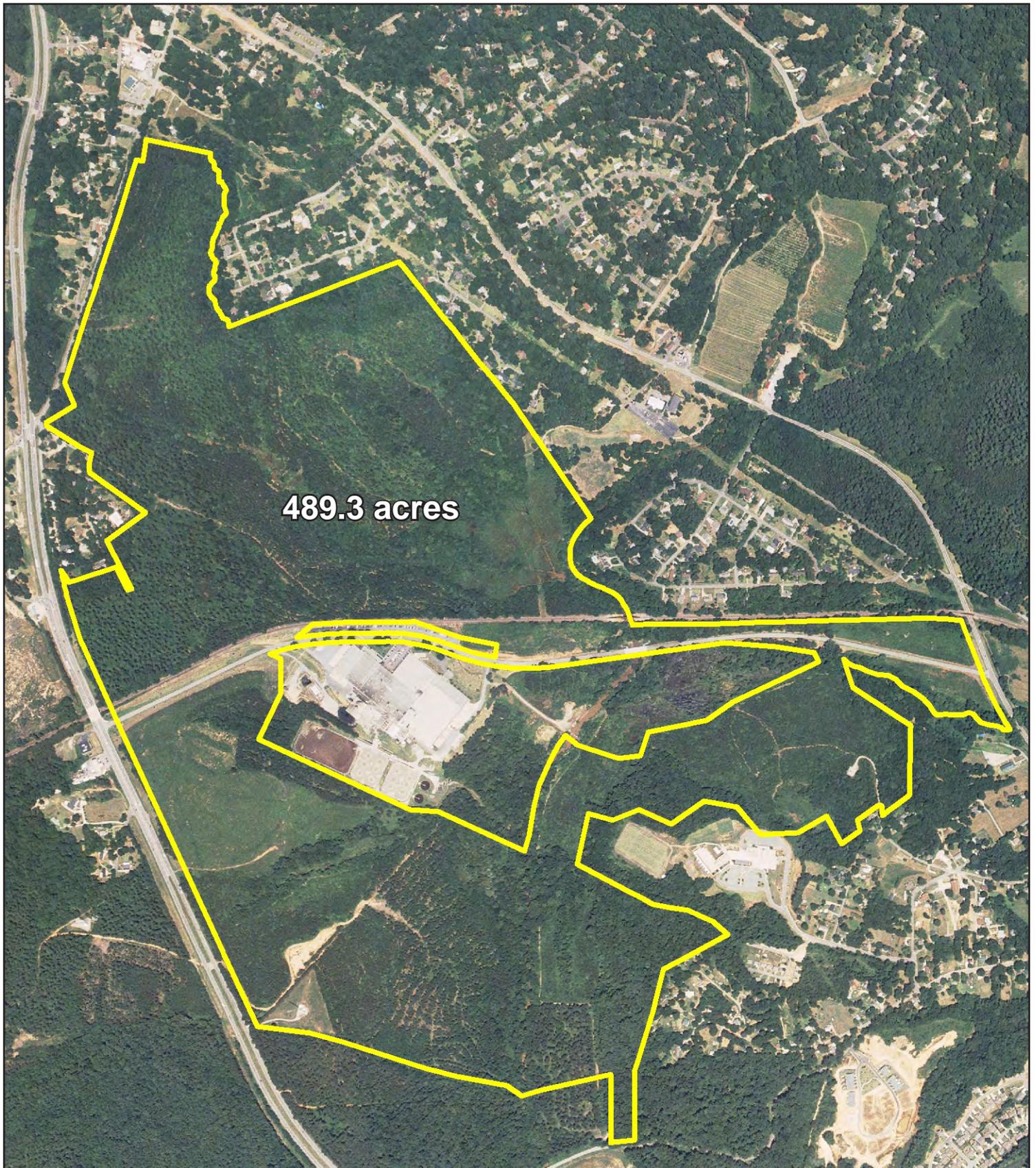
0 15 miles 30 miles 45 miles

General Location

The Pendleton Site
 Anderson and Pickens Counties, SC
 Attachment 1

Legend

 Site location



489.3 acres



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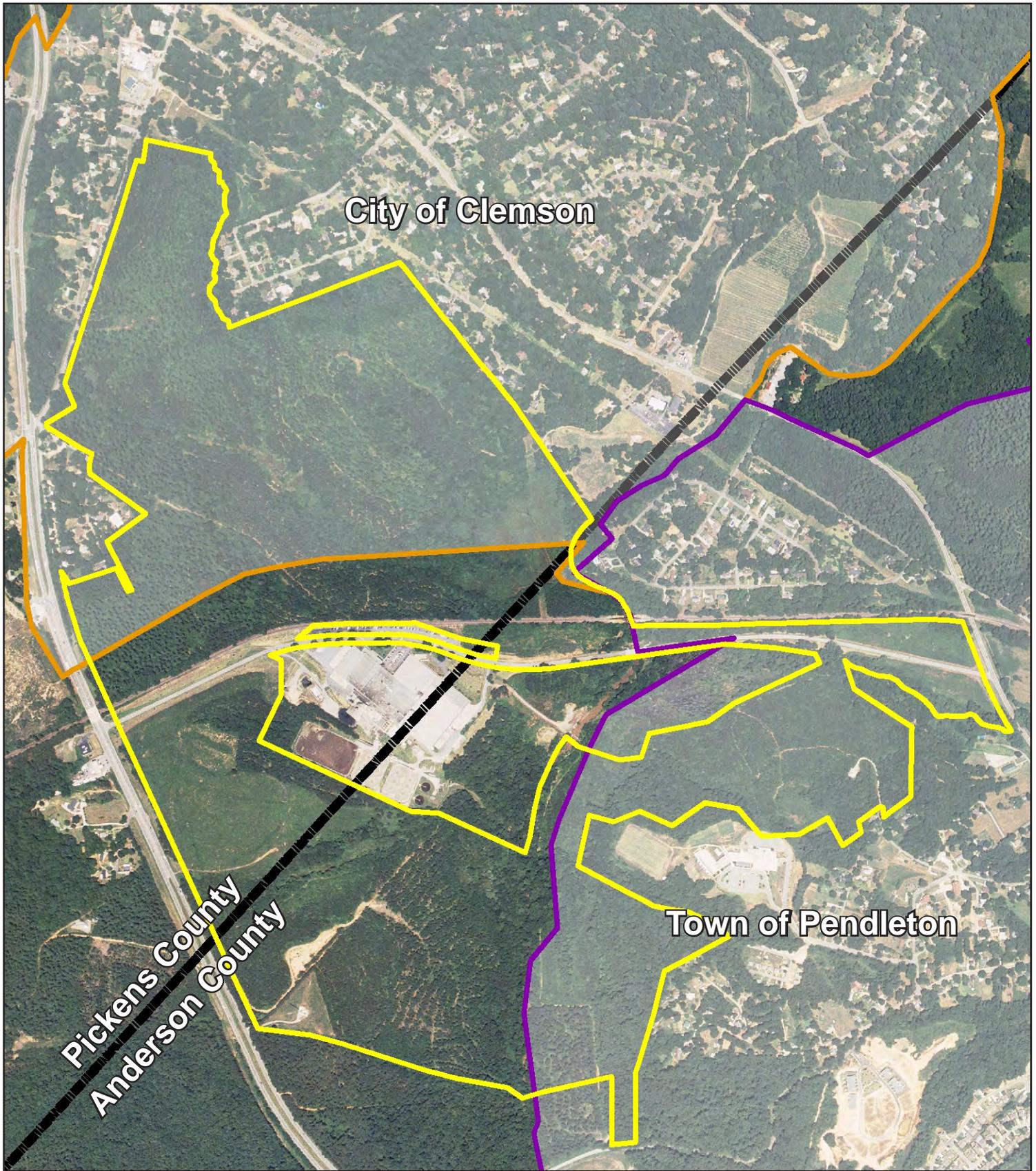
Map is for illustrative purposes only; survey required to verify utility locations

Parcel Boundaries

The Pendleton Site
Anderson and Pickens Counties, SC
Attachment 2

Legend

 Parcel boundaries



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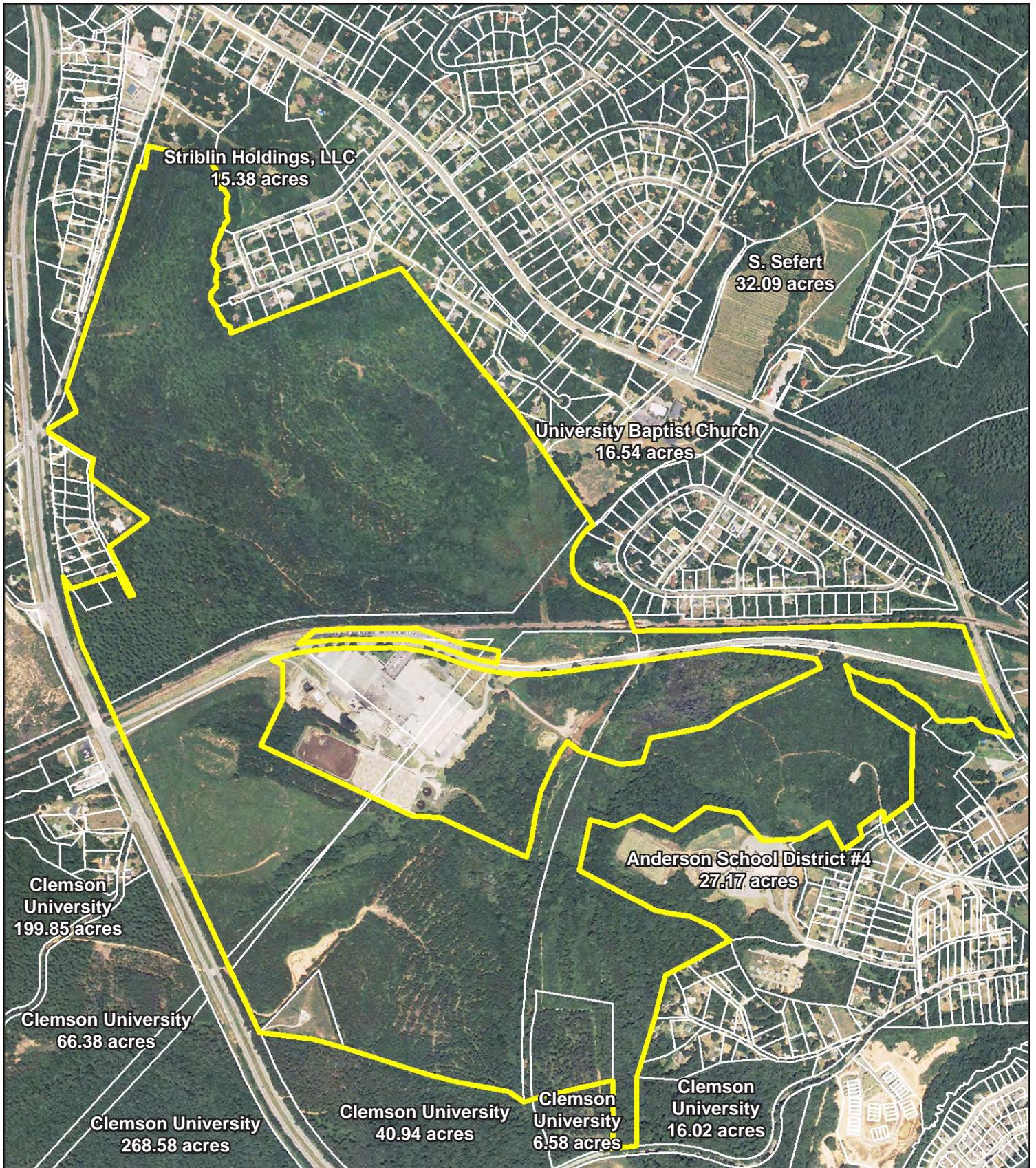


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Political Boundaries
 The Pendleton Site
 Anderson and Pickens Counties, SC
 Attachment 3

Legend

- Parcel boundaries
- City of Clemson
- Town of Pendleton



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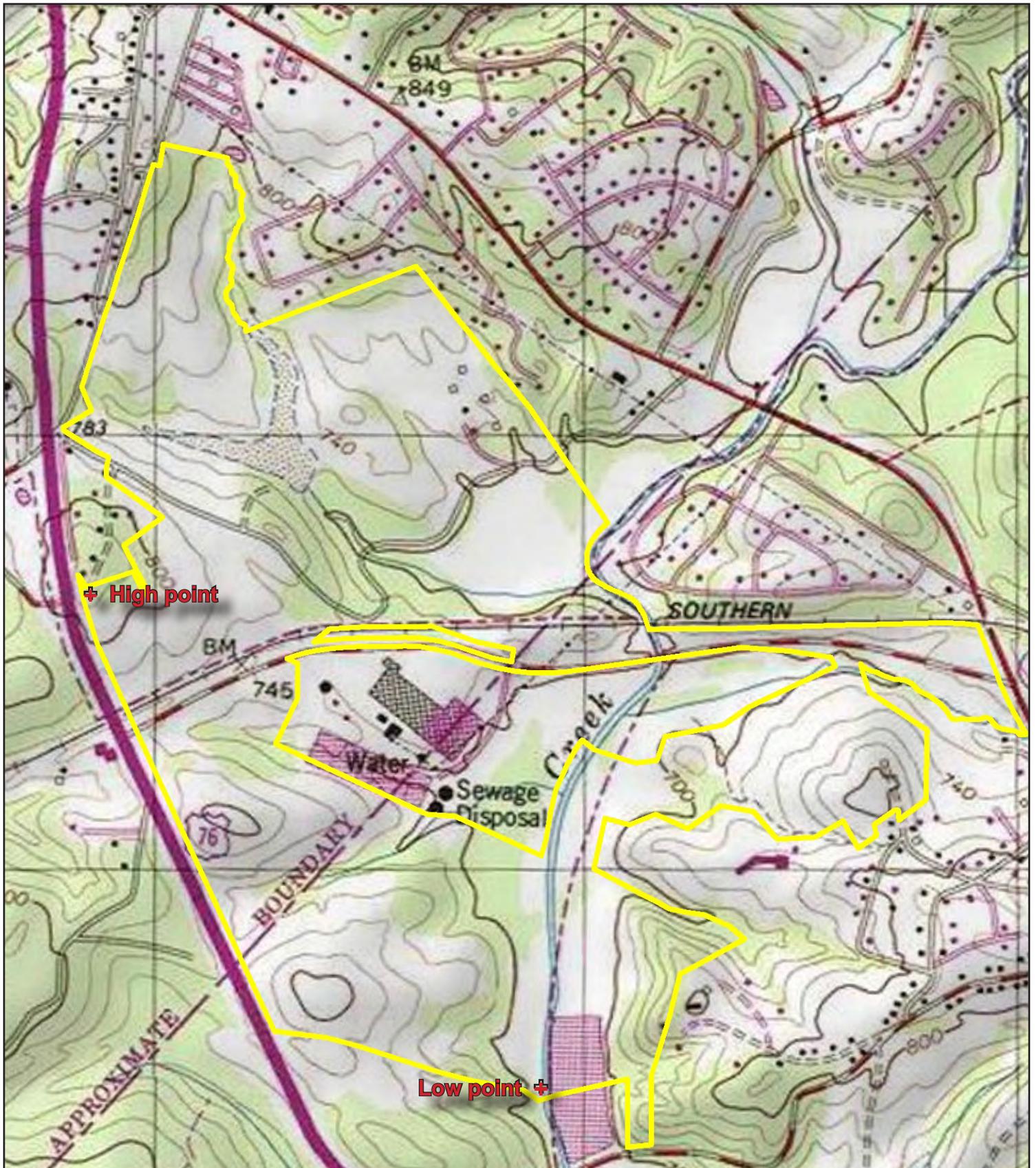


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Adjacent Land Owners

The Pendleton Site
 Anderson and Pickens Counties, SC
 Attachment 4

Legend	
	Parcel boundaries



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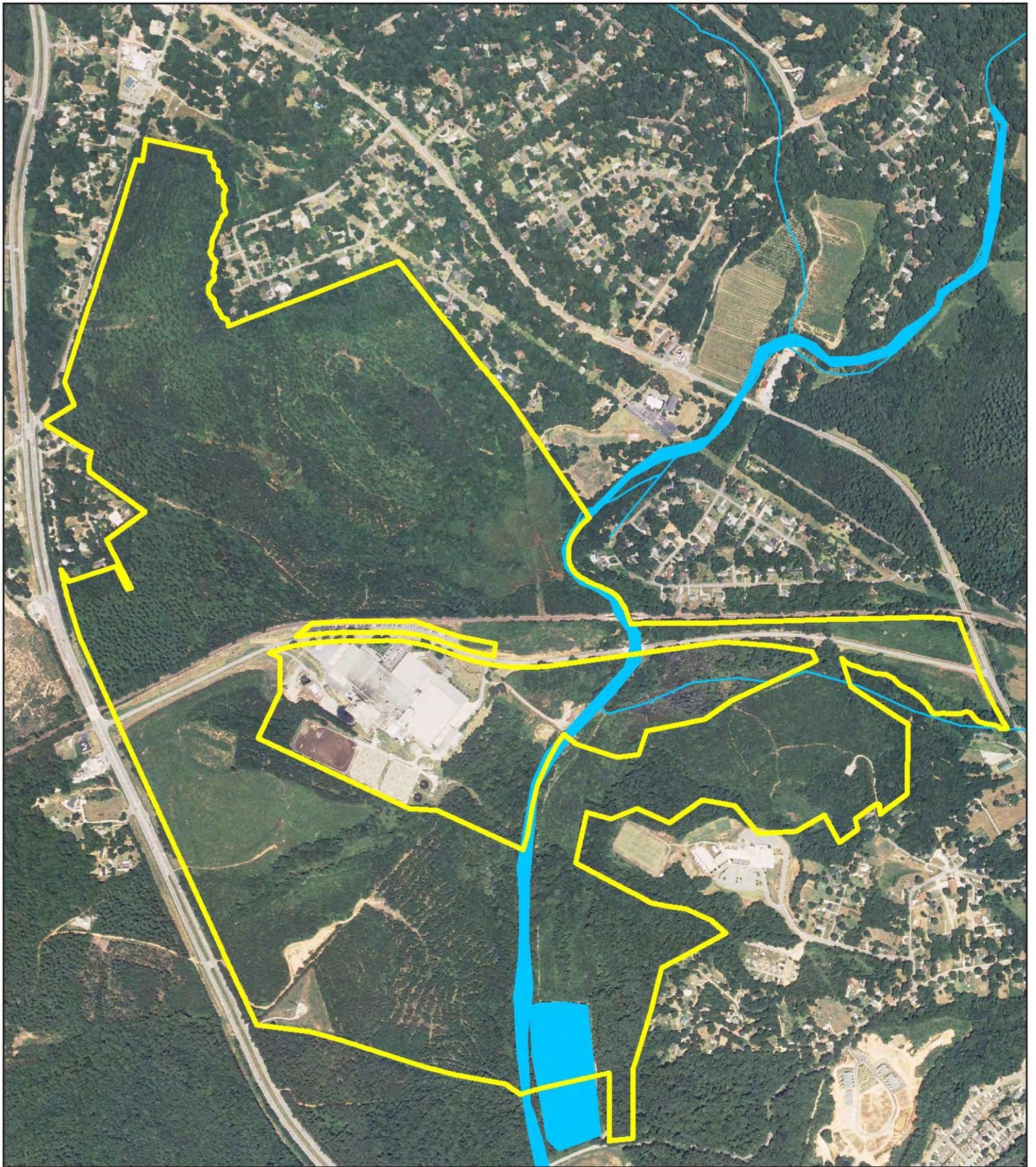
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Topography

The Pendleton Site
 Anderson and Pickens Counties, SC
 Attachment 5

Legend

Parcel boundaries



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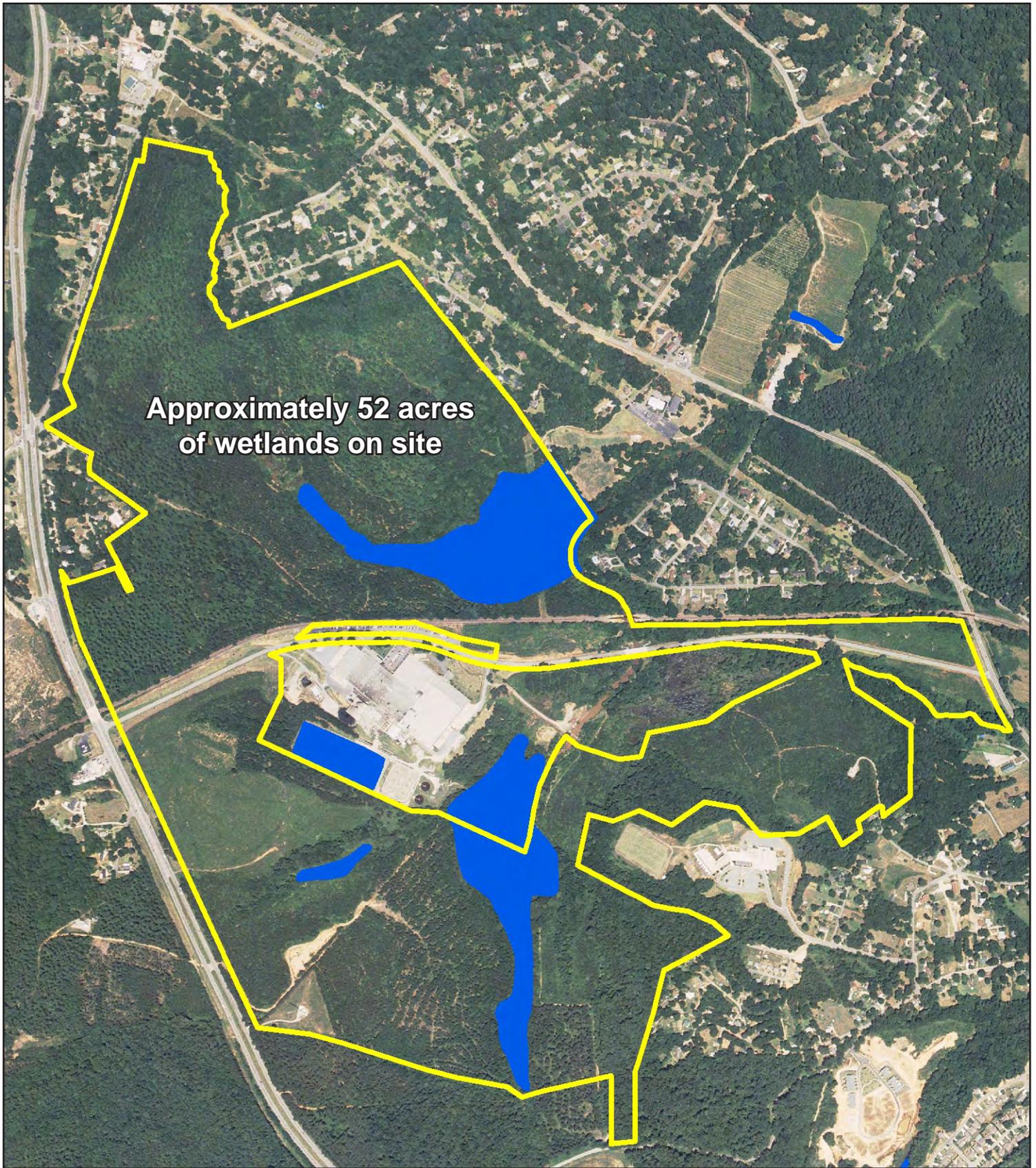


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Streams and Rivers
 The Pendleton Site
 Anderson and Pickens Counties, SC
 Attachment 6

Legend

-  Parcel boundaries
-  Streams



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0' 1,000' 2,000' 3,000'

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Wetlands (NWI) Map

The Pendleton Site
Anderson and Pickens Counties, SC
Attachment 7

Legend

- Parcel boundaries
- Wetlands



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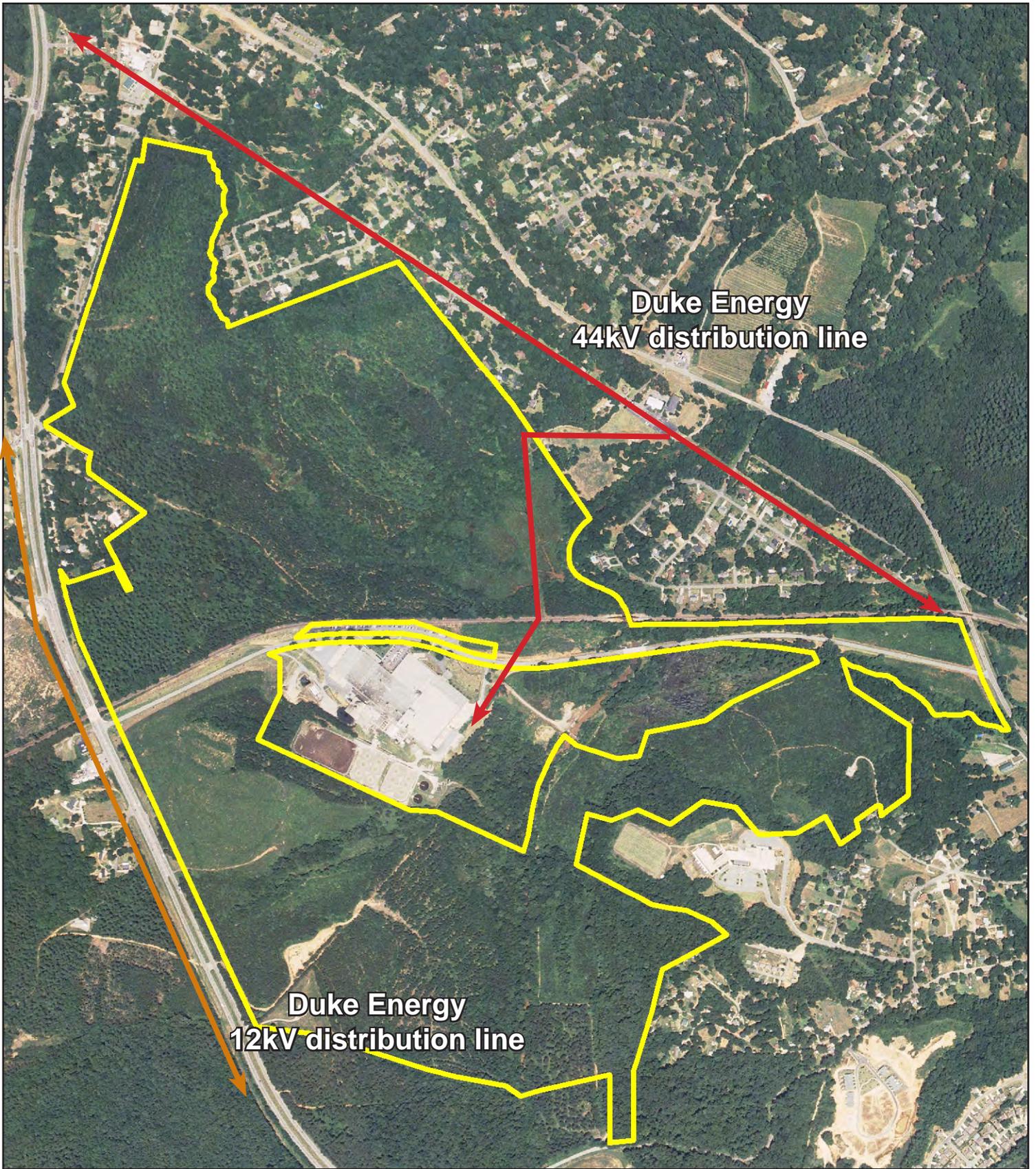
0' 1,000' 2,000' 3,000'

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Soil Survey

The Pendleton Site
Anderson and Pickens Counties, SC
Attachment 8

Ca	HaD	ClBz	PaE2
CdB	PaE	ClCz	PcE3
CdC	PaF	ClDz	
CdD	W	Cm	
CmC	CeC	HwB	



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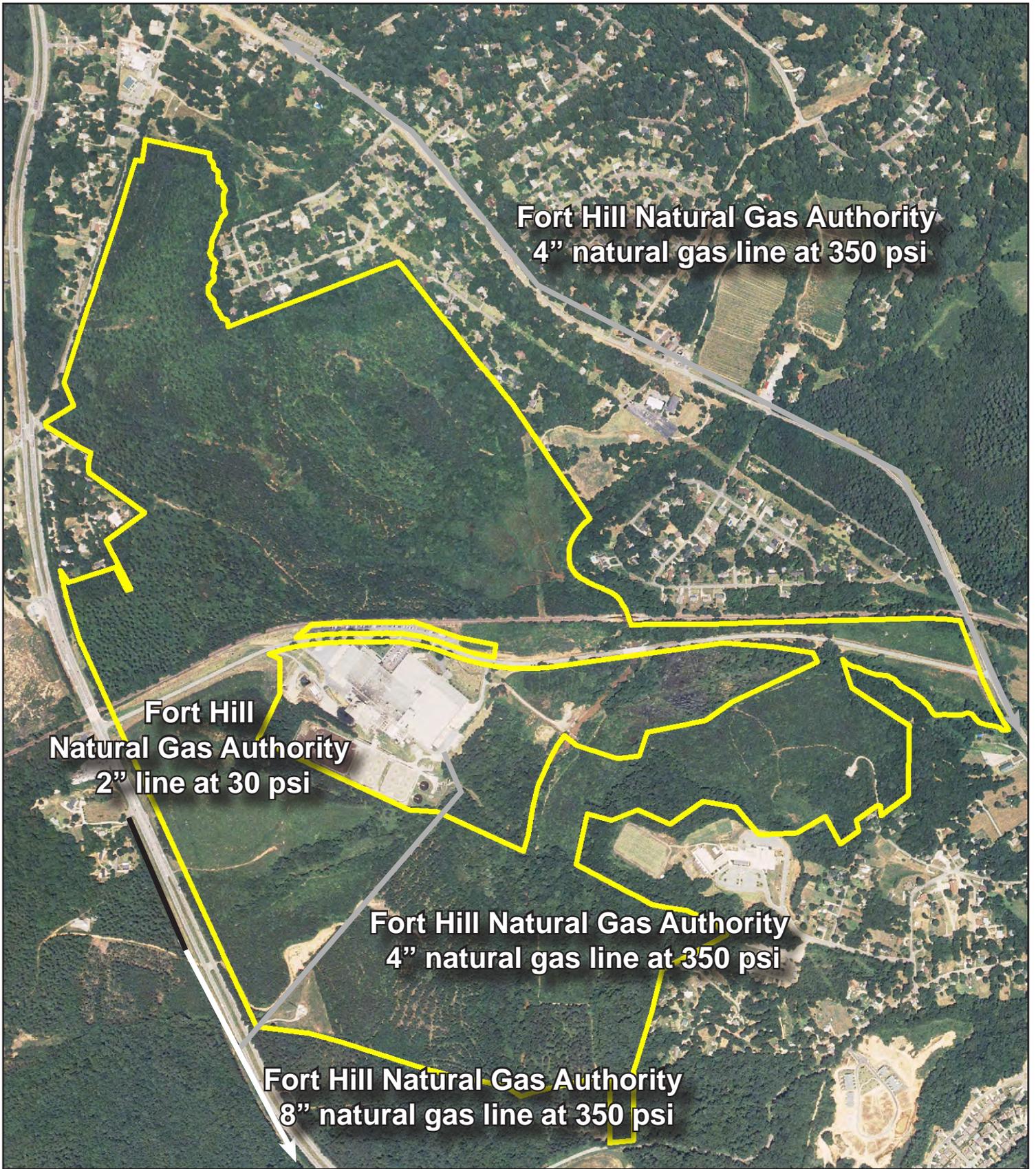


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Infrastructure: Electric
The Pendleton Site
Anderson and Pickens Counties, SC
Attachment 9

Legend

-  Parcel boundaries
-  44kV line
-  12 kV line



**Fort Hill Natural Gas Authority
4" natural gas line at 350 psi**

**Fort Hill
Natural Gas Authority
2" line at 30 psi**

**Fort Hill Natural Gas Authority
4" natural gas line at 350 psi**

**Fort Hill Natural Gas Authority
8" natural gas line at 350 psi**


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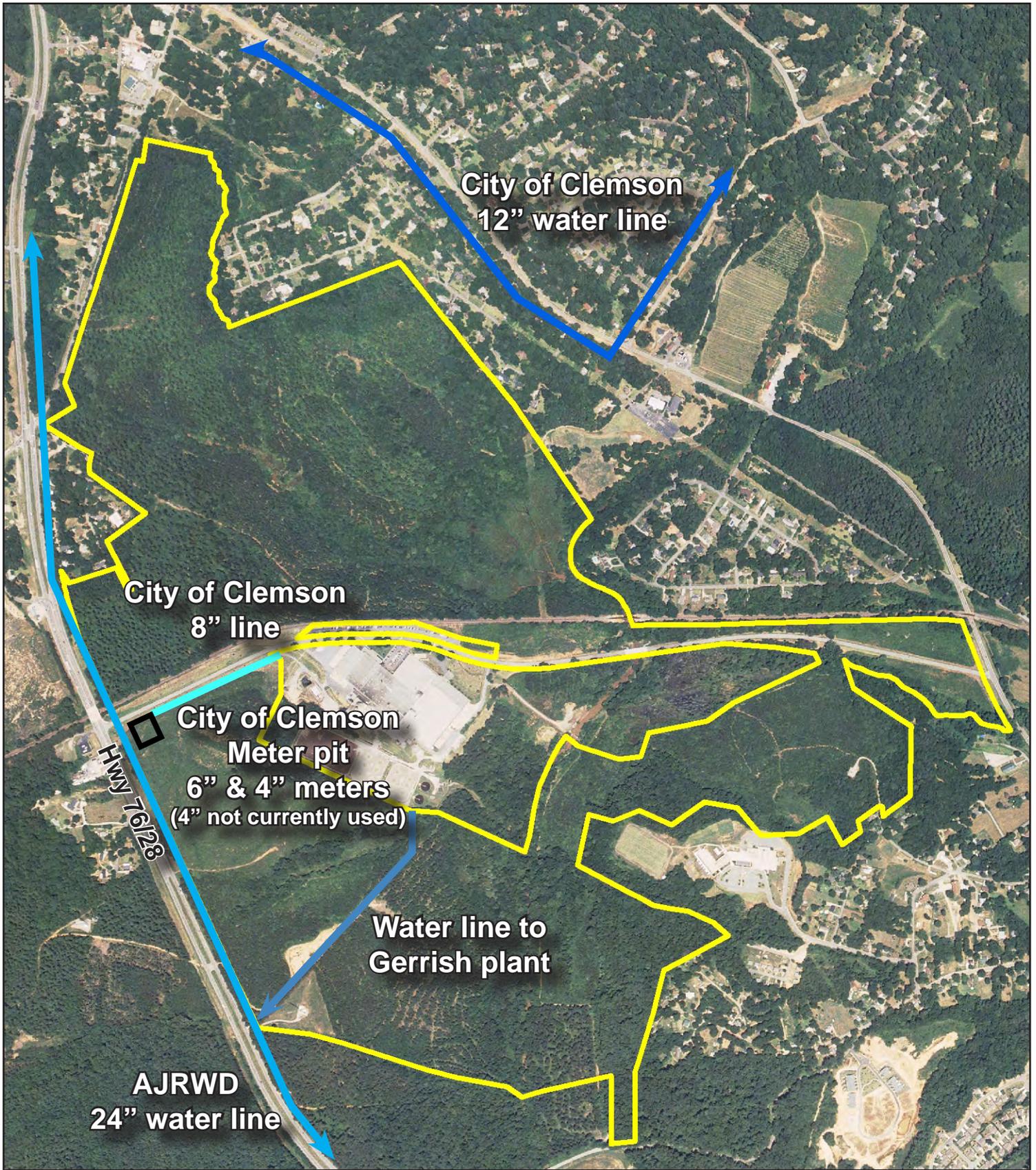




Map is for illustrative purposes only; survey required to verify utility locations

Infrastructure: Natural Gas
 The Pendleton Site
 Anderson and Pickens Counties, SC
 Attachment 10

Legend	
	Parcel boundaries
	8" gas line
	4" gas line
	2" gas line



City of Clemson
12" water line

City of Clemson
8" line

City of Clemson
Meter pit
6" & 4" meters
(4" not currently used)

Hwy 79/26

Water line to
Gerrish plant

AJRWD
24" water line



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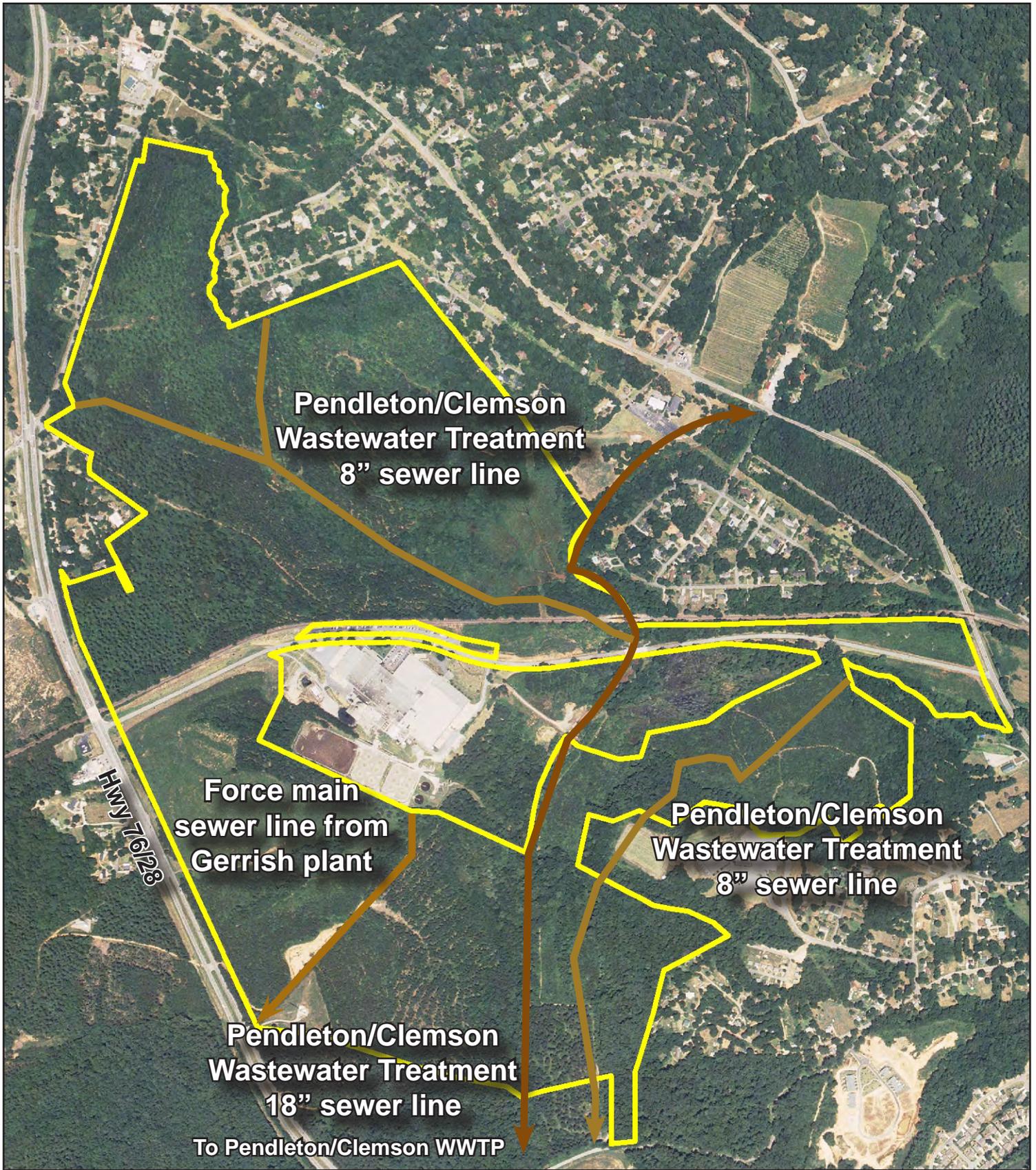


Map is for illustrative purposes only; survey required to verify utility locations

Infrastructure: Water
The Pendleton Site
Anderson and Pickens Counties, SC
Attachment 11

Legend

- Parcel boundaries
- 24" main water line
- 12" water line
- 8" water line



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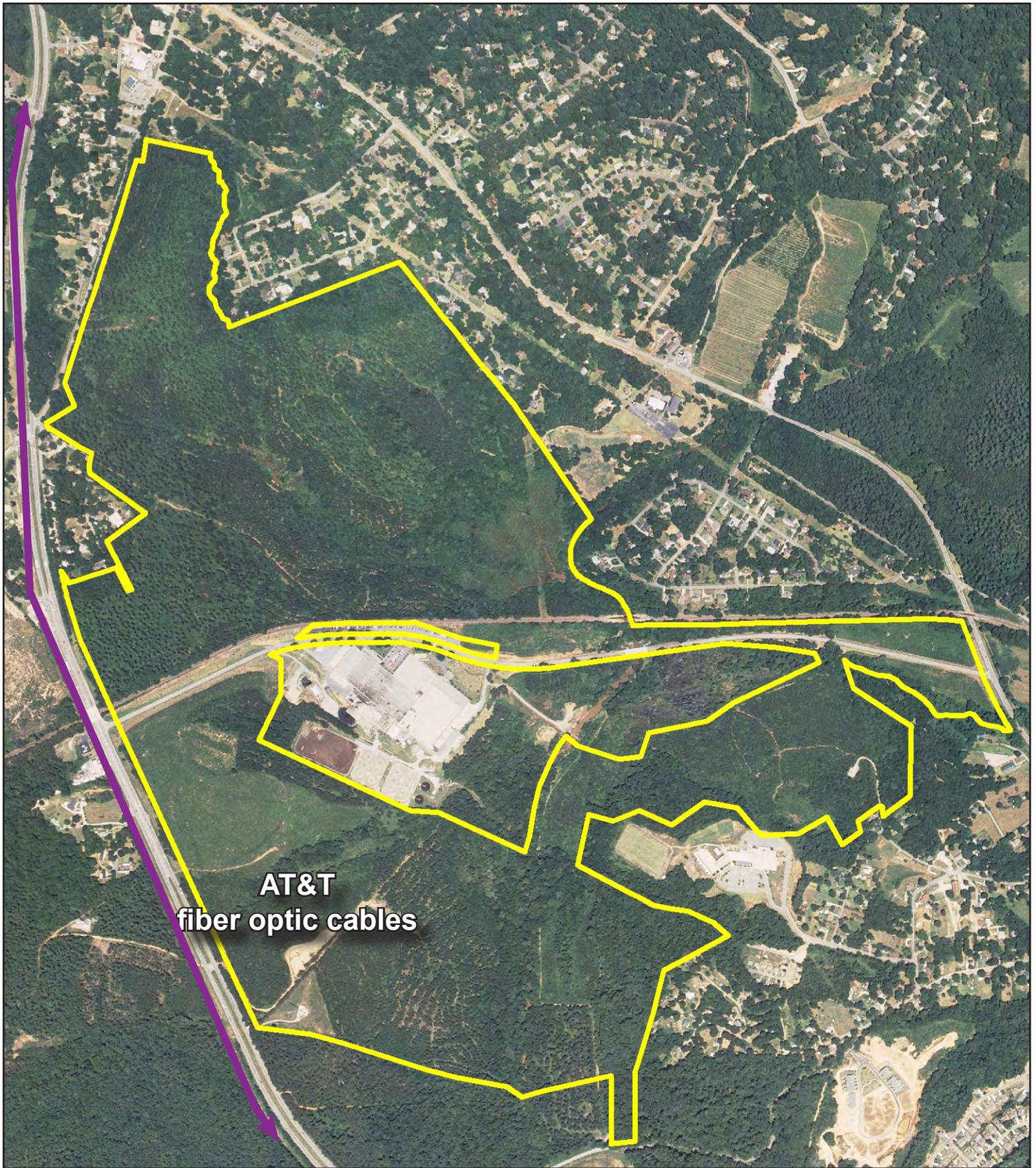


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Infrastructure: Wastewater
 The Pendleton Site
 Anderson and Pickens Counties, SC
 Attachment 12

Legend

- Parcel boundaries
- 18" wastewater line
- 8" wastewater line



**AT&T
fiber optic cables**



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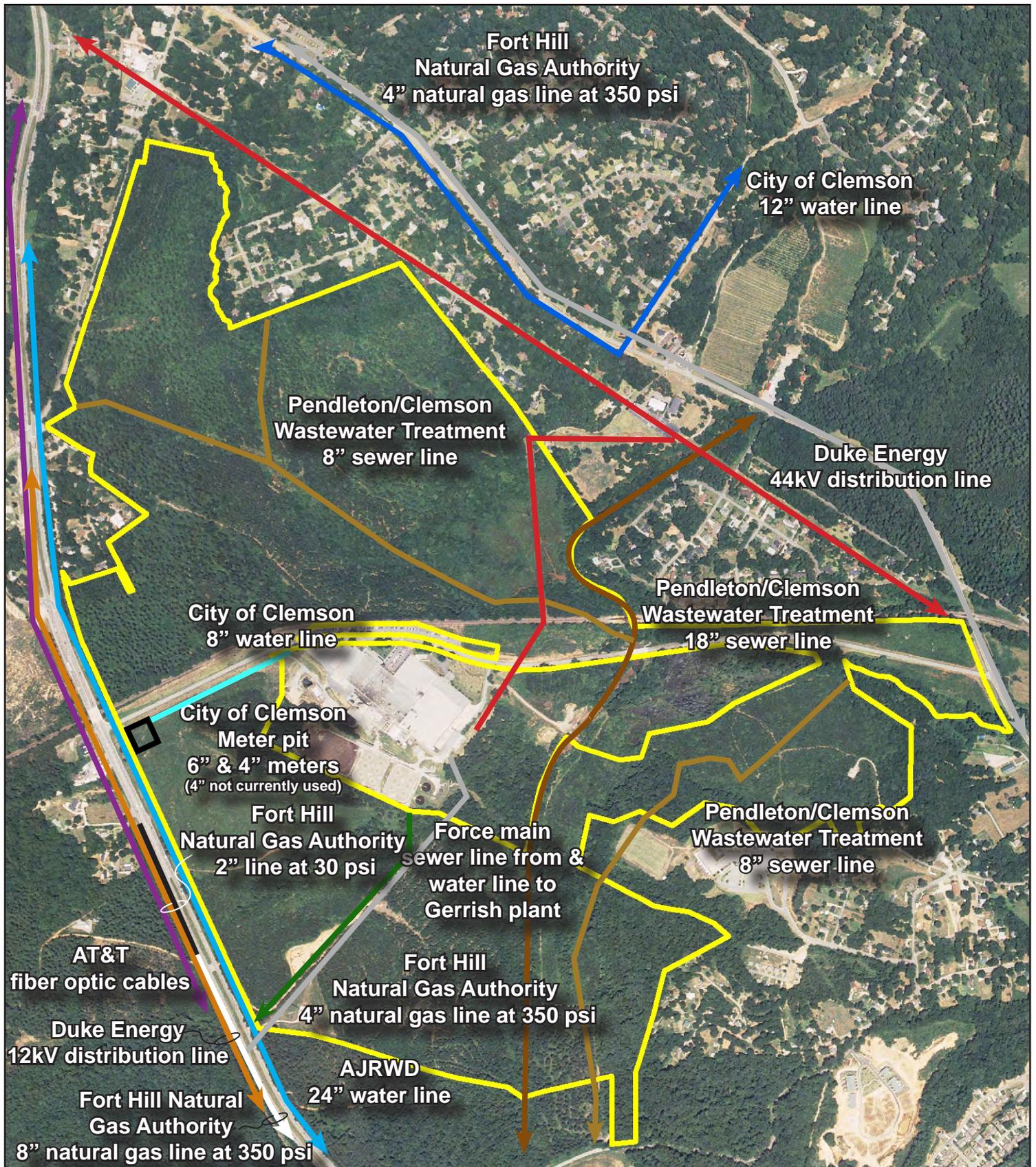


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Infrastructure: Telecommunications
The Pendleton Site
Anderson and Pickens Counties, SC
Attachment 13

Legend

- Parcel boundaries
- AT&T fiber-fed cables




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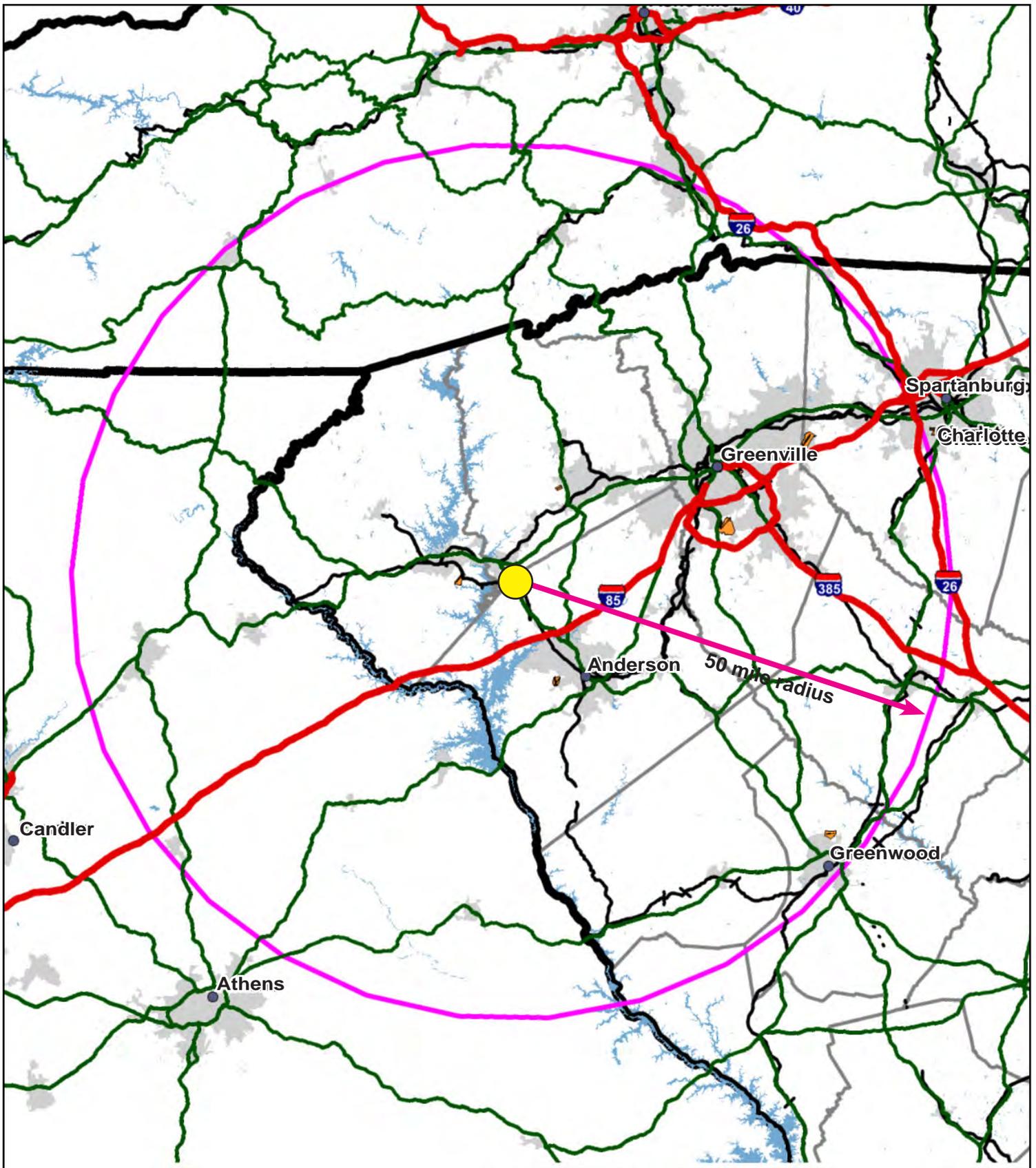


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Utility Infrastructure: Combined

The Pendleton Site
Anderson and Pickens Counties, SC
Attachment 14

- Parcel boundaries
- 2" Natural gas line
- 4" Natural gas line
- 8" Natural gas line
- 44kV Electric line
- 12kV Electric line
- 12" Water line
- 24" Water line
- 8" Sewer line
- 18" Sewer line
- Telecommunications cable



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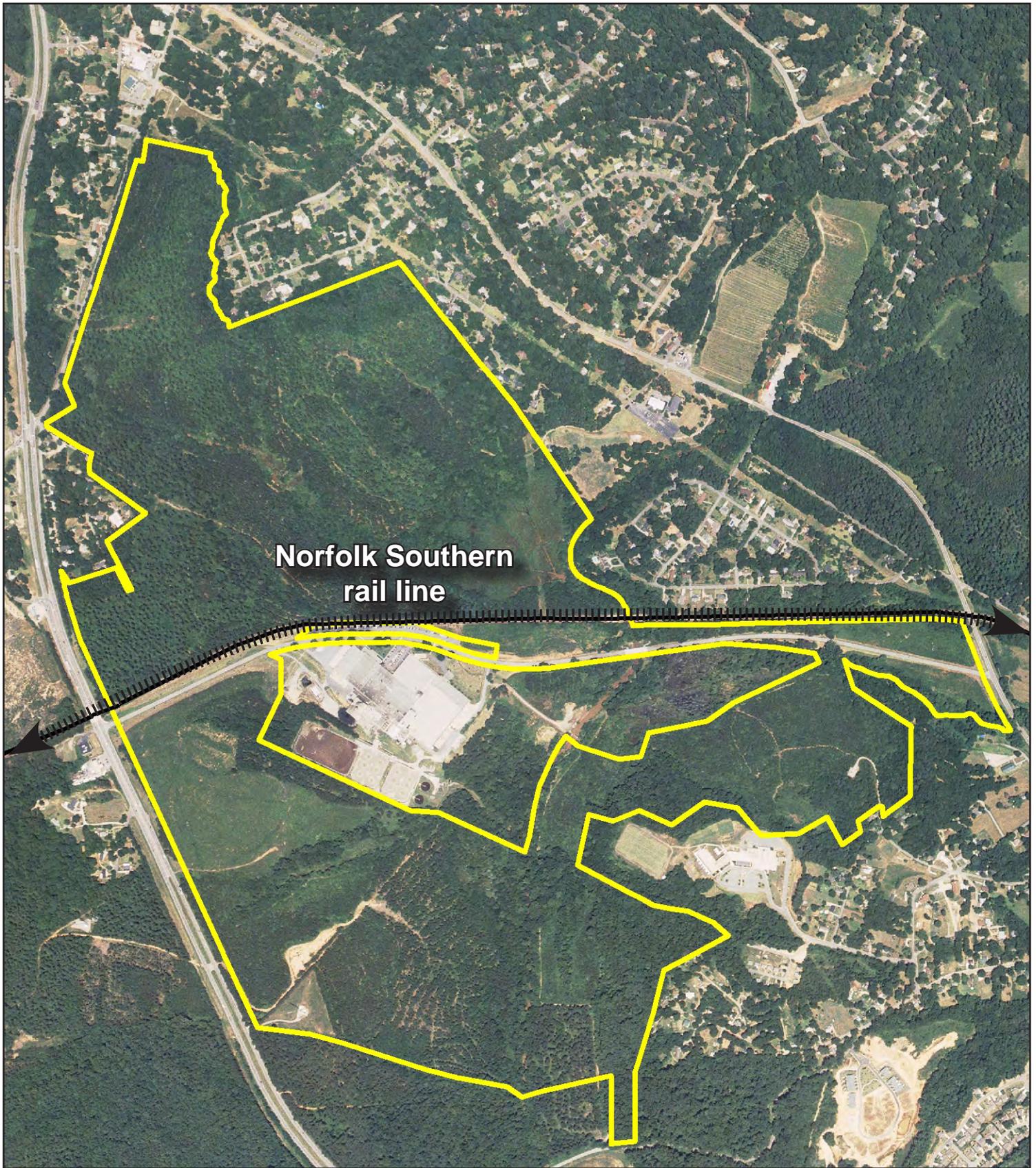


0 15 miles 30 miles 45 miles

General Transportation

The Pendleton Site
 Anderson and Pickens Counties, SC
 Attachment 15

-  Site location
-  Interstates
-  Major highways
-  Rail lines
-  Airports
-  Urbanized areas
-  County boundaries
-  Water bodies



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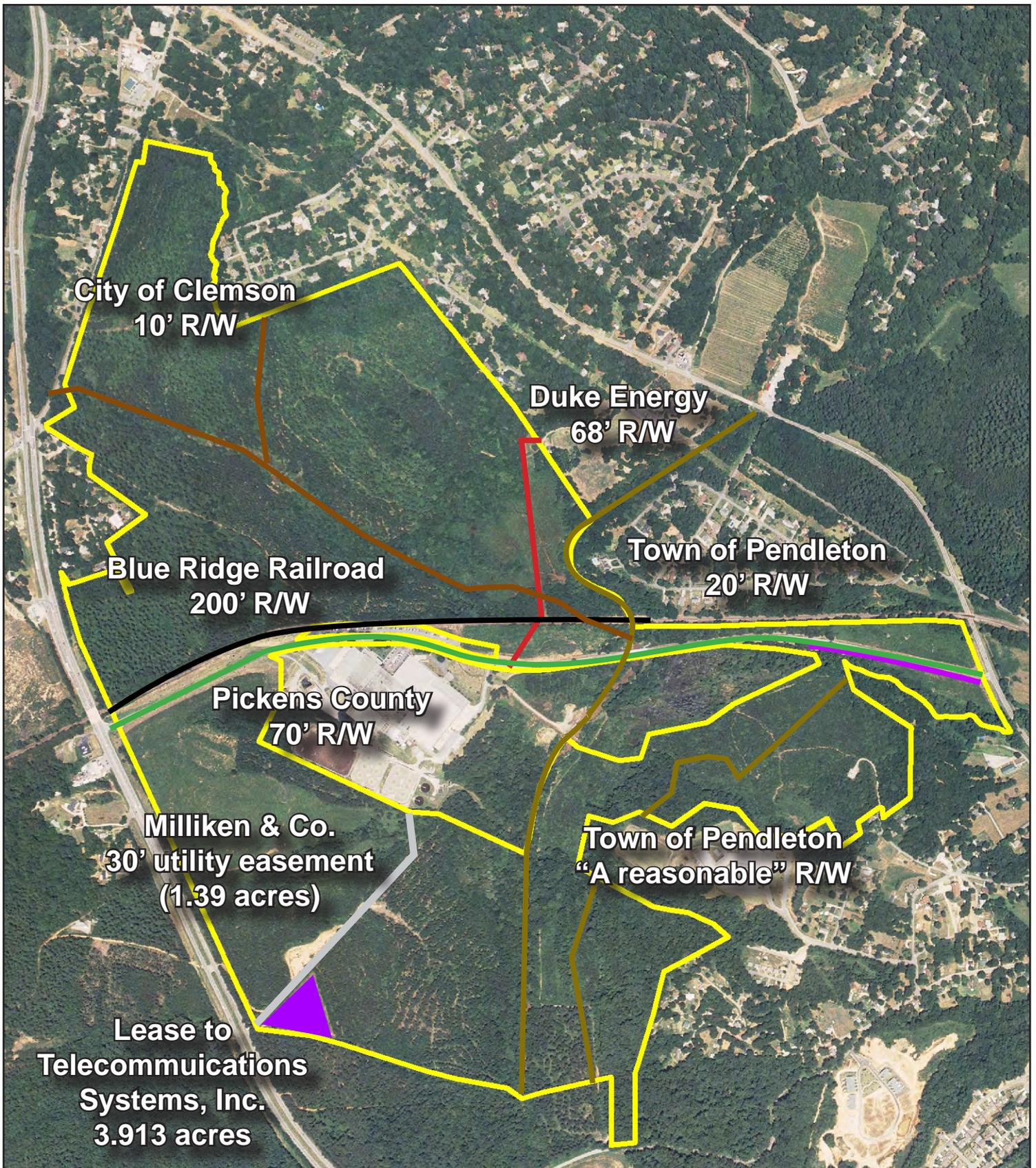


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Transportation: Rail
The Pendleton Site
Anderson and Pickens Counties, SC
Attachment 16

Legend

-  Parcel boundaries
-  Norfolk Southern RR



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0' 1,000' 2,000' 3,000'

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Easements Granted

The Pendleton Site
Anderson and Pickens Counties, SC
Attachment 17

- Parcel boundaries
- Town of Pendleton R/W
- 10' City of Clemson R/W
- 68' Duke Power R/W
- 200' Blue Ridge Rail R/W
- ▲ TSI lease
- Fort Hill Natural Gas
- Southern Bell
- 70' Pickens County R/W
- 30' utility easement

APPENDIX

Map Unit Code	Name	Description
Ca	Cartecay-Chewacla complex	Slope: 0-2% Depth-restrictive feature: More than 80" Drainage class: Somewhat poorly drained Ksat: High (1.98-5.95 in/hr) Depth-water table: About 6-18" Frequency of flooding: Occasional Frequency of ponding: None Available water capacity: Low (about 5.8")
CdB	Cecil sandy loam, 2-6% slopes	Depth-restrictive feature: More than 80" Drainage class: Well drained Ksat: Moderately high-high (0.57-1.98 in/hr) Depth-water table: More than 80" Frequency of flooding: None Frequency of ponding: None Available water capacity: Moderate (about 8.4")
CdC	Cecil sandy loam, 6-10% slopes	Depth-restrictive feature: More than 80" Drainage class: Well drained Ksat: Moderately high-high (0.57-1.98 in/hr) Depth-water table: More than 80" Frequency of flooding: None Frequency of ponding: None Available water capacity: Moderate (about 8.4")
CdD	Cecil sandy loam, 10-15% slopes	Depth-restrictive feature: More than 80" Drainage class: Well drained Ksat: Moderately high-high (0.57-1.98 in/hr) Depth-water table: More than 80" Frequency of flooding: None Frequency of ponding: None Available water capacity: Moderate (about 8.4")
CeC3	Cecil clay loam, 6-10% slopes, severely eroded	Depth-restrictive feature: More than 80" Drainage class: Well drained Ksat: Moderately high-high (0.57-1.98 in/hr) Depth-water table: More than 80" Frequency of flooding: None Frequency of ponding: None Available water capacity: Moderate (about 8.3")
CIB2	Cecil sandy loam, 2-6% slopes, eroded	Depth-restrictive feature: More than 80" Drainage class: Well drained Ksat: Moderately high-high (0.57-1.98 in/hr) Depth-water table: More than 80" Frequency of flooding: None Frequency of ponding: None Available water capacity: Moderate (about 8.3")
CIC2	Cecil sandy loam, 6-10%	Depth-restrictive feature: More than 80"

	slopes, eroded	Drainage class: Well drained Ksat: Moderately high-high (0.57-1.98 in/hr) Depth-water table: More than 80" Frequency of flooding: None Frequency of ponding: None Available water capacity: Moderate (about 8.3")
CID2	Cecil sandy loam, 10-15% slopes, eroded	Depth-restrictive feature: More than 80" Drainage class: Well drained Ksat: Moderately high-high (0.57-1.98 in/hr) Depth-water table: More than 80" Frequency of flooding: None Frequency of ponding: None Available water capacity: Moderate (about 8.3")
Cm	Chewacla loam	Slope: 0-2% Depth-restrictive feature: More than 80" Drainage class: Moderately well drained Ksat: Moderately high-high (0.57-1.98 in/hr) Depth-water table: About 30-48" Frequency of flooding: Occasional Frequency of ponding: None Available water capacity: Moderate (about 8.4")
CmC	Cecil-Urban land complex, 6-10% slopes	Depth-restrictive feature: More than 80" Drainage class: Well drained Ksat: Moderately high-high (0.57-1.98 in/hr) Depth-water table: More than 80" Frequency of flooding: None Frequency of ponding: None Available water capacity: Moderate (about 8.4")
HaD	Hiwassee sandy loam, 10-15% slopes	Depth-restrictive feature: More than 80" Drainage class: Well drained Ksat: Moderately high-high (0.57-1.98 in/hr) Depth-water table: More than 80" Frequency of flooding: None Frequency of ponding: None Available water capacity: Moderate (about 8.3")
HwB2	Hiwassee sandy loam, 2-6% slopes, eroded	Depth-restrictive feature: More than 80" Drainage class: Well drained Ksat: Moderately high-high (0.57-1.98 in/hr) Depth-water table: More than 80" Frequency of flooding: None Frequency of ponding: None Available water capacity: Moderate (about 8.1")
PaE	Pacolet sandy loam, 15-25% slopes	Depth-restrictive feature: More than 80" Drainage class: Well drained Ksat: Moderately high-high (0.57-1.98 in/hr) Depth-water table: More than 80" Frequency of flooding: None Frequency of ponding: None Available water capacity: Moderate (about 7.6")

PaE2	Pacolet fine sandy loam, 10-25% slopes, eroded	Depth-restrictive feature: More than 80" Drainage class: Well drained Ksat: Moderately high-high (0.57-1.98 in/hr) Depth-water table: More than 80" Frequency of flooding: None Frequency of ponding: None Available water capacity: Moderate (about 6.9")
PaF	Pacolet sandy loam, 25-40% slopes	Depth-restrictive feature: More than 80" Drainage class: Well drained Ksat: Moderately high-high (0.57-1.98 in/hr) Depth-water table: More than 80" Frequency of flooding: None Frequency of ponding: None Available water capacity: Moderate (about 7.6")
PcE3	Pacolet clay loam, 10-25% slopes, severely eroded	Depth-restrictive feature: More than 80" Drainage class: Well drained Ksat: Moderately high-high (0.57-1.98 in/hr) Depth-water table: More than 80" Frequency of flooding: None Frequency of ponding: None Available water capacity: Moderate (about 7.1")
W	Water	