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# O'BrienAtkins

December 18, 2006

Mr. R.D. Broome, P.E.  
Director, Business Development  
Economic Development  
Duke Power  
526 Church Street  
Charlotte, North Carolina 28202

Re: Laurens County – Joanna Industrial Site

Dear Randy:

The following is a summary report for the Joanna Industrial Site. It accompanies the seven exhibits prepared for the site. It is our hope that this report and these exhibits will be used to further support development opportunities for interested parties.

Sincerely,

O'BRIEN/ATKINS ASSOCIATES, P.A.

Kevin McCalla  
Landscape Architecture / Planning Group

cc: Jay W. Smith, RLA, ASLA

Job File: 2006051.05

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## **Duke Power – Joanna Industrial Site**

1. Existing Conditions: This site is located in Laurens County, South Carolina just south of the Town of Joanna. The site fronts a state maintained highway and active railroad. The site is neighbored by one of the County's sewage treatment plants. This plant is visible on the aerial photographs shown in these exhibits. The site has access to both water and sewer with a suitable capacity for most industrial users.
2. Hydrology: There is one stream on the site. This stream divides off the northwestern corner of the property and would have the standard fifty-foot buffer. The stream at the rear of the property also limits the usability of the site.

The FEMA-Floodplains were not available for this site. Floodplains would need to be studied carefully in order to determine any further impact on the buildable area. Wetlands impact the rear of the site along the stream that bounds the back of the property. These wetlands are shown in orange and could be indicative of the floodplain boundaries. These are the only wetlands that appear on the site.

3. USDA – Soil Survey: By looking at the existing soils we can begin to develop a better understanding of where there might be problem spots for grading and conformation of some wetlands. The soils map illustrates that the land along the two streams is not suitable for construction. It appears that the rest of the site is typical of this area of Laurens County. Rock would most likely not be encountered, but it is our recommendation that interested parties should conduct Geotechnical Investigations before final development plans are made.
4. Topography: The existing topography is typical for this part of Laurens County. The site gently slopes toward the rear, with the only steep area being along the stream that runs across the northwest corner of the property.
5. National Land Cover Data: NLCD information allows us to determine the land's current use. From this data we are able to see that the Joanna Industrial Site does not have residential uses or high intensity agriculture. There appears to be a residential area to the north of the site, but it does not border the industrial site property. The majority of this site is divided between scrub/shrub and pasture. It should also be noted that there is a significant amount of woody wetlands that appears along the rear of the site.

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6. Buildable Area: This exhibit shows all of the previous layers turned on and begins to create a defined set of buildable areas. This area is the best place to locate development and is further developed in the attached Conceptual Site Study. This site has one large buildable area.
7. Conceptual Site Study: The conceptual site plan shows the property developed with one large industrial building. The building shown is one million square feet with approximately two million square feet of yard. This facility could have access to the rail line as well as the existing road built for the sewage treatment plant. There are approximately 124 buildable acres within this 300 acre site.

Zoning Restrictions: Laurens County had no zoning in place at the time of this study.