NOW OR FORMERLY
BRISTLY ACRES, LLC
008098-01-023

NOW OR FORMERLY
SC ELECTRIC & GAS
008096-02-007

OLD WIRE ROAD
SC HWY. NO. 1258
(VARIABLE R/W)(45 MPH)

ASPHALT

Possible Water Vault

10" Waterline

Underground Electric (Marked by Others)

Concrete Curb & Gutter

Utility Pole (Typical)

Guy Wire

Overhead Utility Line (Typical)

SITE BENCHMARK
Tip of Arrow on Hydrant
Elev: 144.35'

Fire Hydrant

Water Valve (Typical)

8" PVC Sewer Line

Sanitary Sewer Manhole (Typical)

Existing Swale

8" DIP Sewer Line

4" PVC Force Main

SIGHT DISTANCE=883'
(765 REQUIRED)

SIGHT DISTANCE=315'
(765 REQUIRED)

131.8'

108.3'

23.5'

Stop Sign

RR Crossing Sign

Sanitary Sewer Manhole
Rim=141.13
Inv.=131.99

Drainage Manhole
Rim=139.35
Inv.=136.01

Drainage Easement

Ditch

Flared End Section
Inv.=135.74

Inv.=135.50

Inv.=135.25

MAGNETIC

43,750 SF
SPECULATIVE BUILDING
FFE=144.50'

250'

175'

114.6'

160'

92.4'

90.9'

WETLAND BUFFER

ZONE X
ZONE AE

PROPOSED WETLANDS BUFFER. 63,935 SF REQUIRED, 69,093 SF PROVIDED. CONTRACTOR SHALL PROTECT ENTIRE BUFFER AREA FROM DISTURBANCE.

WETLAND BOUNDARY (TYPICAL)

25'

1/2" Rebar (n) Set at Wetlands Flags which was Place by Others (Typical)

ZONE AE AS PER FLOOD STUDY PERFORMED BY PACE ENGINEERING, MARCH 2015

28.6'

100'

NOW OR FORMERLY
C.S.X. RAILROAD
(100' Right of Way)