



## Kingsboro CSX Select Site

Edgecombe County, NC

This book, prepared by Appian Consulting Engineers, is a compilation of reports and maps developed by Appian and their consultants for the Kingsboro CSX Select Site. The intent of the book is to condense and summarize the various findings of the site investigation into a single bound presentation document.

For more detailed information about what this site has to offer, the reader can contact Ms. Oppie Jordan, Vice President of Carolinas Gateway Partnership, at 252.442.6224, or by email at [ojordan@econdev.org](mailto:ojordan@econdev.org).

Google "Kingsboro Video" or visit <https://www.youtube.com/watch?v=UwhizjYkMc4> to see an informational video about this site.



Scan for Carolinas  
Gateway Partnership



Scan for Video

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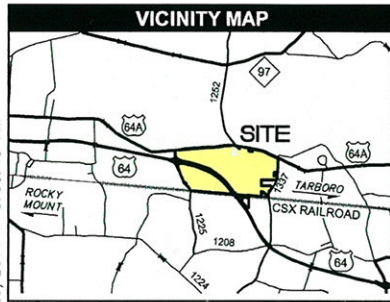
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# MAP 1: TRANSPORTATION MAP

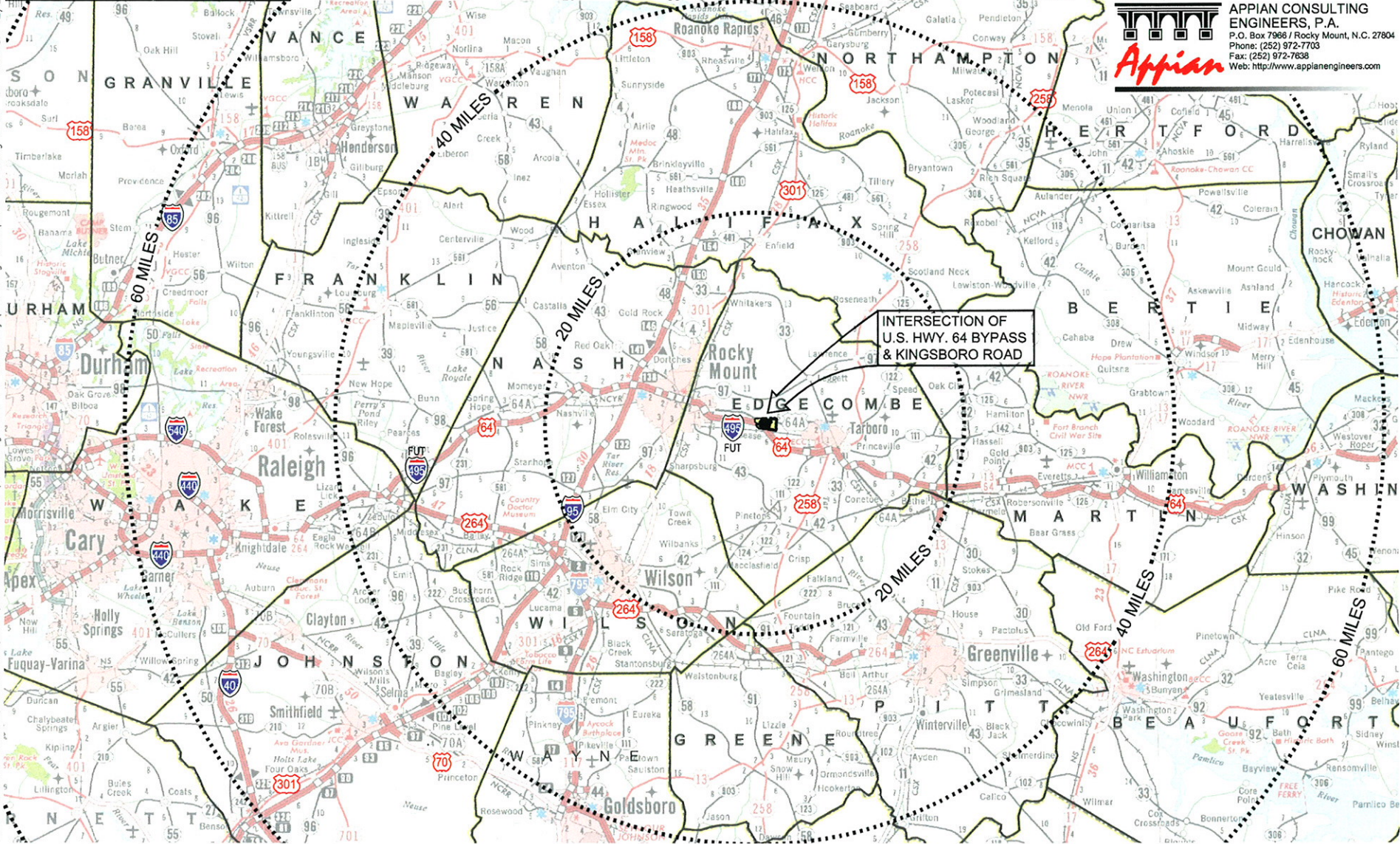
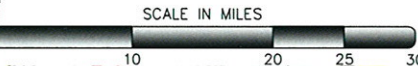
The Kingsboro CSX Select Site is strategically located in the heart of the eastern seaboard, off US Highway 64, just an hour east of Raleigh and 10 minutes east of Interstate I-95. The 1,449 acre site is located 5 miles east of Rocky Mount and 6 miles west of Tarboro. Although the site is 30 miles from the Pitt-Greenville general aviation airport, it is only about 60 miles from Raleigh-Durham International Airport (RDU), and equidistant between ports at Norfolk and Wilmington.

CSX Transportation provides rail service to the area and is adjacent to the site. This site is the first recipient in the state to receive the esteemed CSX Select Site Designation, which confirms that land use issues have been addressed and that the site is ready for development.

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SITE INFO	
Site Acreage:	1,449 Ac.
Jurisdiction:	Edgecombe County, NC
Notes:	This preliminary plan is based on limited information and therefore may not reflect final site features. Minimal site research has been conducted and site conditions may change significantly.



# KINGSBORO CSX SELECT SITE

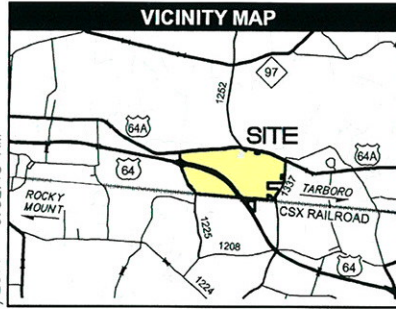

Edgecombe County, N.C. December 2014

## MAP 1 TRANSPORTATION MAP

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VICINITY MAP		SITE INFO	
		Site Acreage: 1,449 Ac.	Jurisdiction: Edgecombe County, NC
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## MAP 2

### VICINITY / REGIONAL MAP

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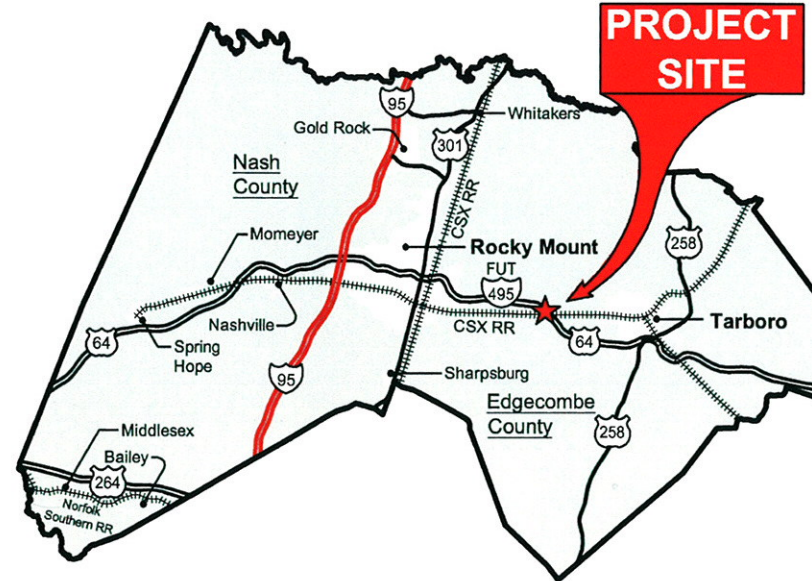
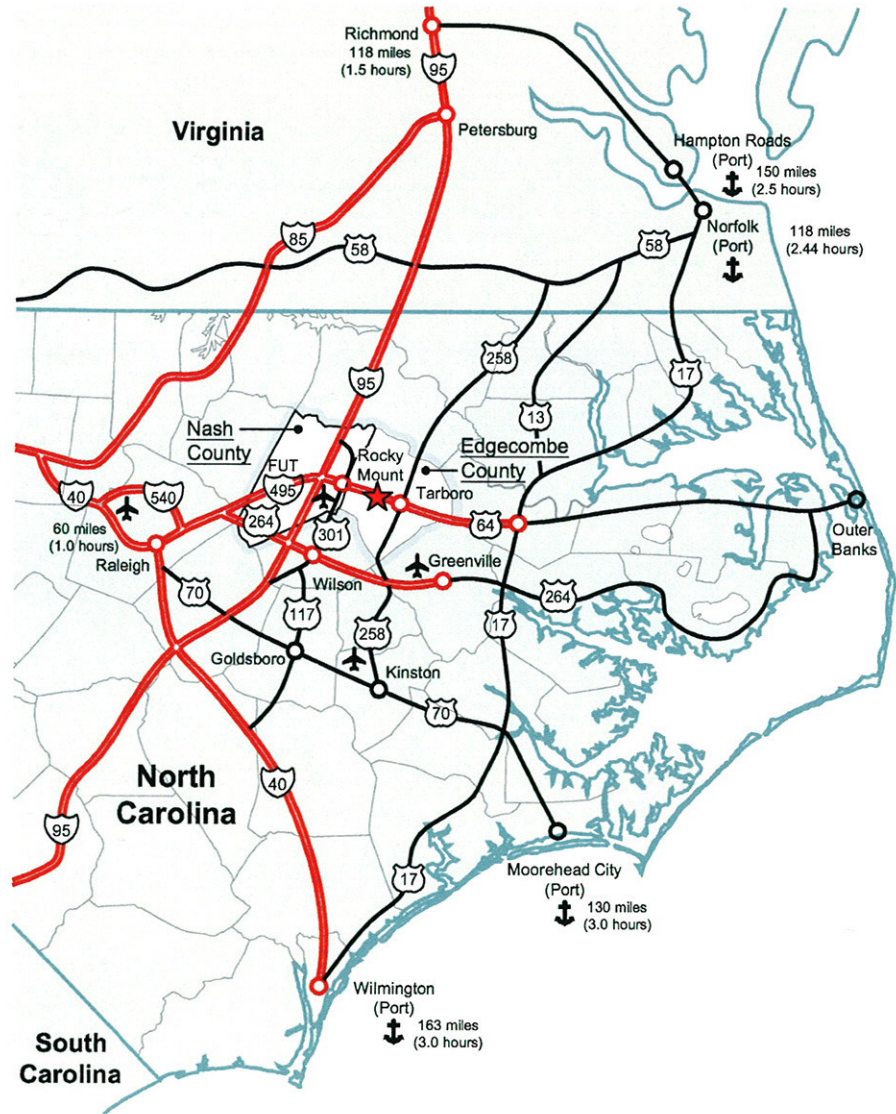


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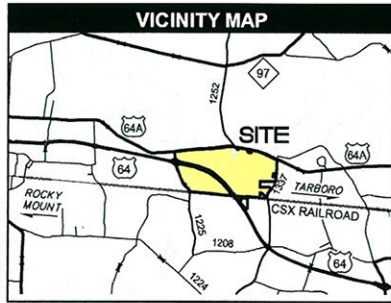
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PROPERTY LEGEND	
	Properties Under Option
	Property Owned by Edgecombe County
	Properties To Be CSX Select Site



# KINGSBORO CSX SELECT SITE

Edgecombe County, N.C. December 2014

## MAP 3

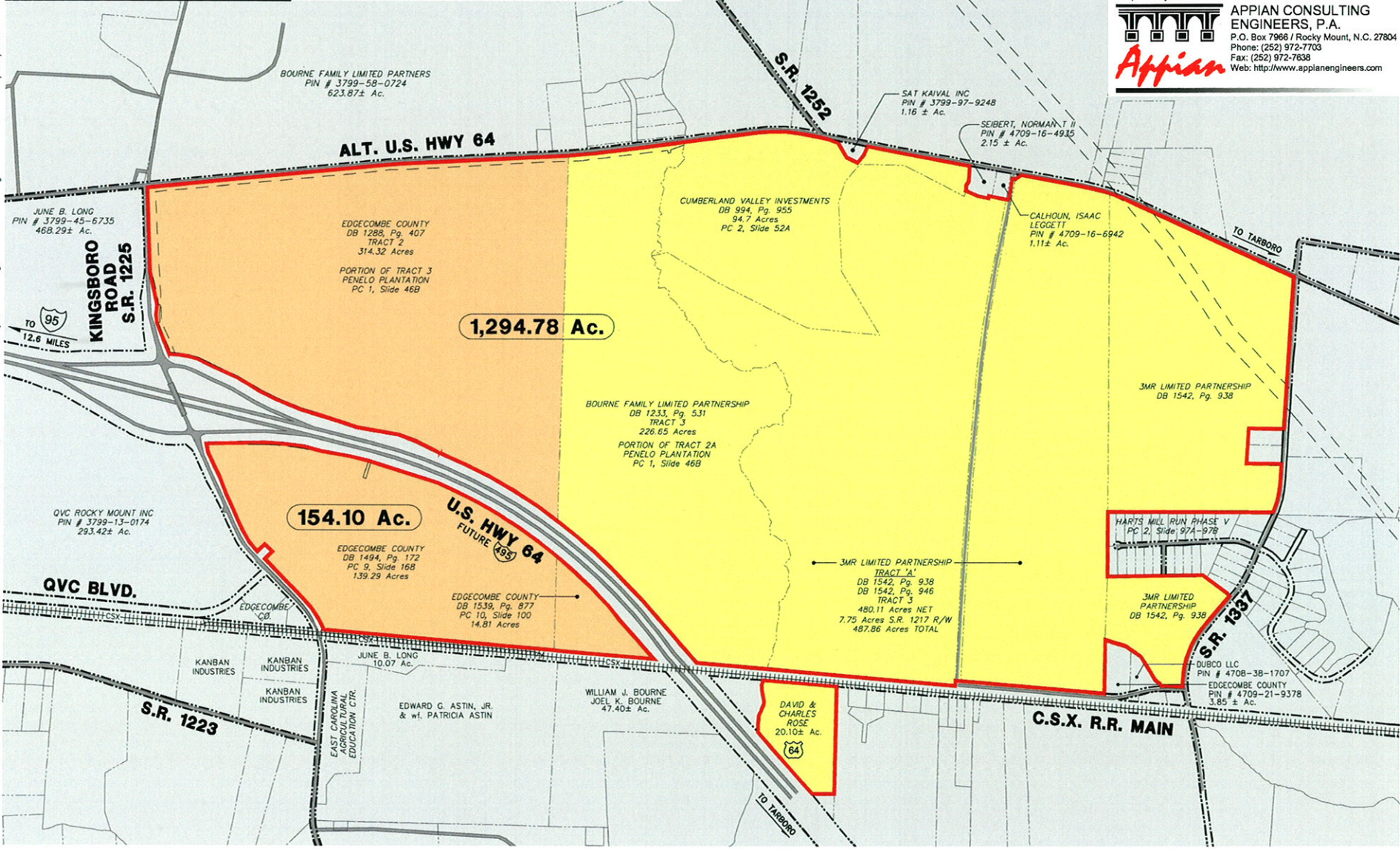
### SITE / TAX MAP

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## MAP 4: AERIAL MAP

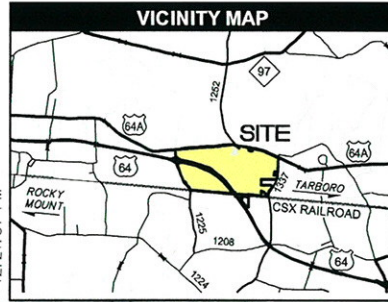

Aerial imagery shows the majority of the property surrounding the site is undeveloped woods and agricultural farmland.

In addition:

- The 1,400,000 sf QVC Distribution Center can be seen to the west of Kingsboro Road.
- The 175,000 sf Kanban Logistics warehouse facility served by rail can be seen south of QVC.
- The electrical substation and an elevated water storage tank can be seen adjacent to QVC.
- The Heartsease Fire Department is shown across the from the site on Alternate US Hwy 64.
- A small flea market is shown at the intersection of Kingsboro Road and Alternate Us Hwy 64.
- Midlakes Mobile Home Park is located in the center north of the property, and contains approximately 95 acres and a convenience store. The County has an option to purchase the park, so it is included in the total acreage of the site.
- A small single-family subdivision (Deer Walk) consisting of approximately 25 homes is shown on SR 1337. The subdivision is shielded from the site by trees.



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VICINITY MAP		SITE INFO	
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		SCALE IN FEET 0 1,000 2,000 2,500 3,000	

# KINGSBORO CSX SELECT SITE

Edgecombe County, N.C. December 2014

## MAP 4 AERIAL MAP

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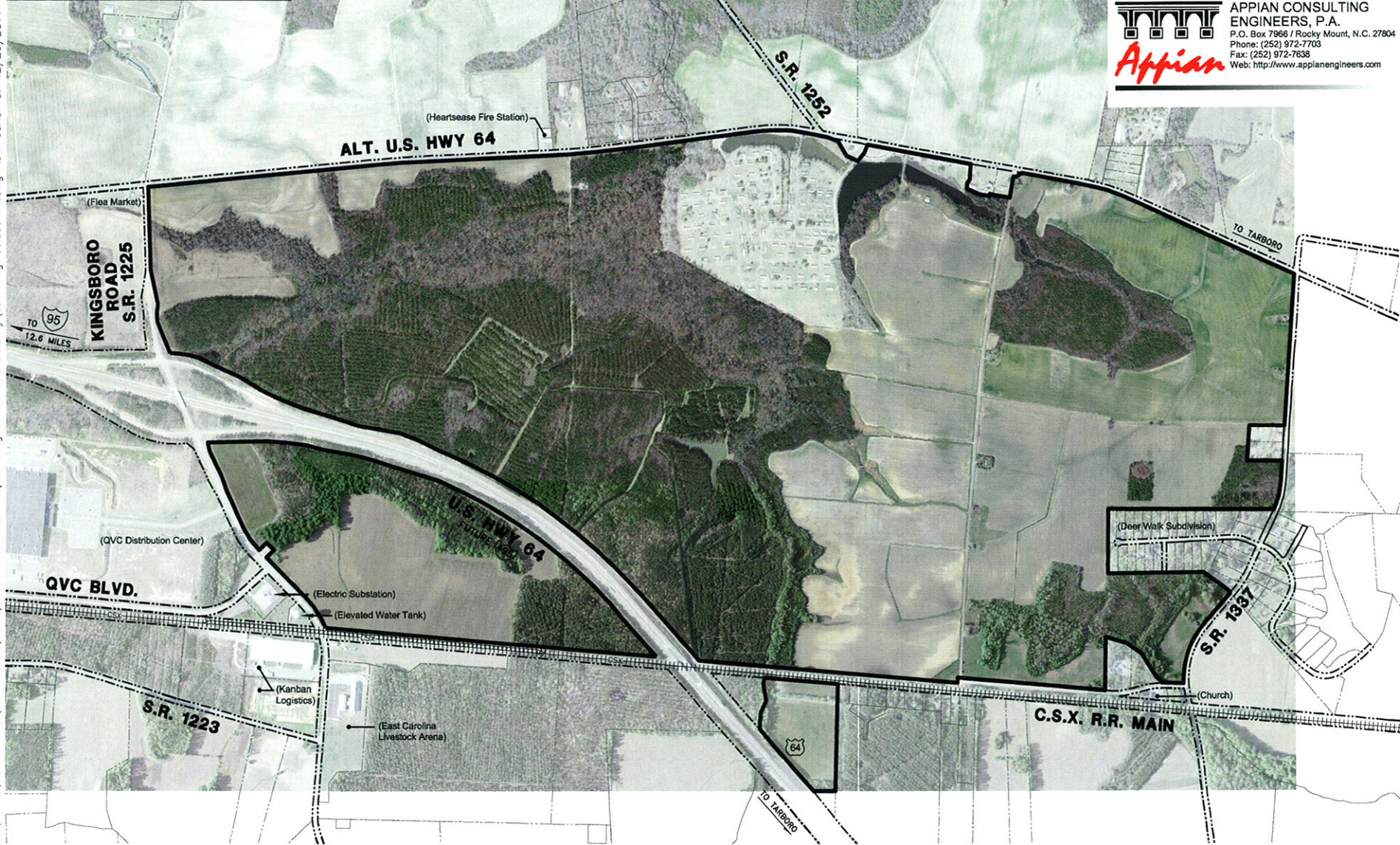
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# MAP 4a: ADDITIONAL ACREAGE MAP

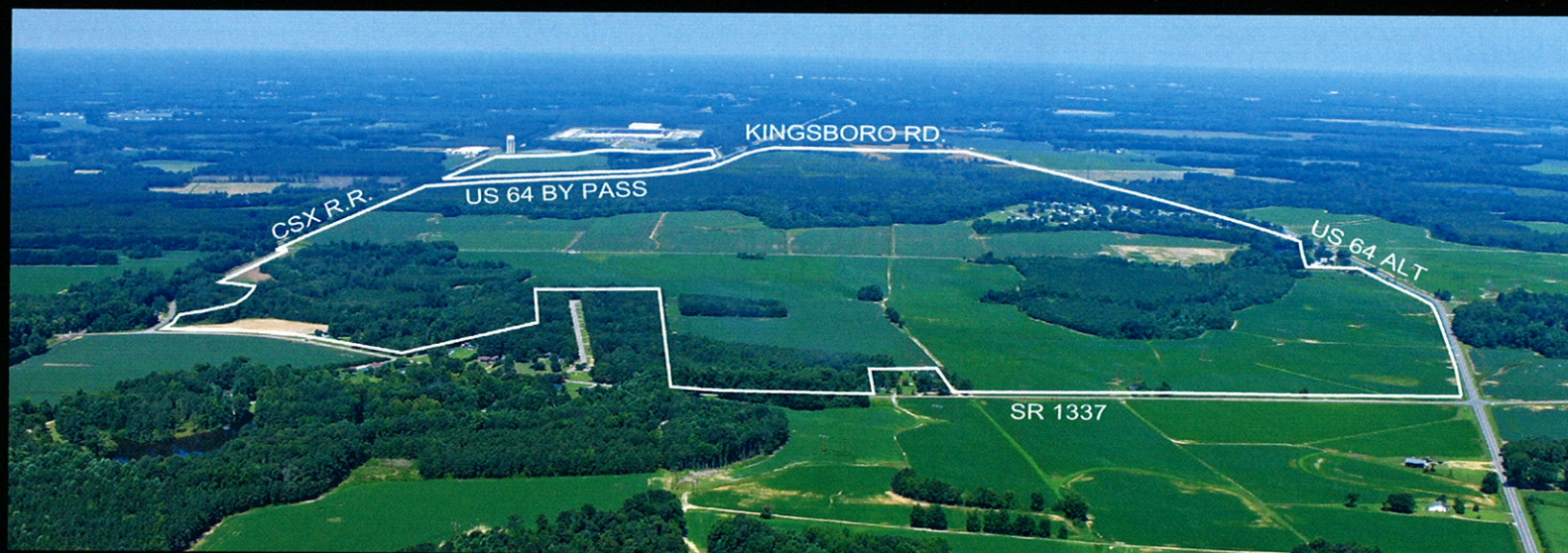
Aerial imagery shows the majority of the property surrounding the site is undeveloped and available for development. The County has options to purchase additional properties adjacent to the site, which enable this mega-site to boast a land availability exceeding six (6) square miles (16 sq km).

Phase I:	1,449 acres
Add'l Acres:	1,893 acres
Add'l Acres:	665 acres
TOTAL:	4,007 acres





Looking West from Harts Chapel Road,  
QVC in distant background



Looking West towards site,  
QVC in distant background

Looking East from QVC



Looking East,  
QVC in foreground

# MAP 5: EXISTING UTILITIES

## WATER

Edgecombe County provides water service to the area, with water treatment provided by the City of Rocky Mount. An existing 16" waterline extends along Kingsboro Road and Alternate US Highway 64. Water is also available along SR 1337 and Harts Chapel Road (SR 1217), with an 8" and 4" waterline, respectively. A one million gallon elevated water storage tank adjacent to the QVC distribution center on Kingsboro Road ensures availability of adequate pressure (average static pressure at the site is 72 psi). The area is currently served by a nearby water booster pump station operated by the City of Rocky Mount with a capacity of 0.800 MGD. Additional capacity could be obtained by adding a booster pump on Alternate US Highway 64 to pump water from Tarboro.

### CITY OF ROCKY MOUNT WATER TREATMENT PLANT

Capacity: 26.0 MGD  
Current Average Daily Flow: 9.1 MGD (2012)

## WASTEWATER

Edgecombe County provides sewer service to the park, with wastewater treatment provided by the City of Rocky Mount. An existing 10" gravity sewer line is located along Kingsboro Road, connecting to the Kingsboro Road pump station, powered by two 500 gpm submersible pumps. Sewer is pumped from the station through a 10" force main to the City of Rocky Mount Wastewater Treatment Plant located less than five miles southwest of the site.

Edgecombe County's contract with the City of Rocky Mount has a current capacity of 0.240 MGD, but this limit can be amended as needed to increase flow. Nearby QVC has a current flow of approximately 0.040 MDG. Depending on where a facility locates within the park, an additional sewer lift station and force main can be constructed.

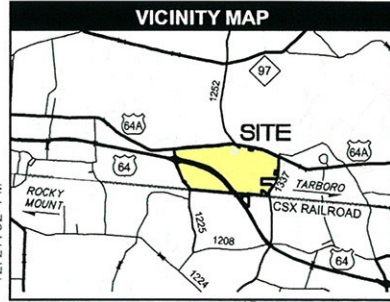
### KINGSBORO ROAD PUMP STATION

Current Average Daily Flow: 0.360 MGD  
Current Peak Daily Flow: 0.900 MGD  
Capacity: 1.100 MGD at 3 fps with new pumps

### CITY OF ROCKY MOUNT WASTEWATER TREATMENT PLANT

Capacity: 21.0 MGD  
Current Average Daily Flow: 10.1 MGD (2012)

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**SITE INFO**

Site Acreage: 1,449 Ac. Jurisdiction: Edgecombe County, NC

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NORTH

SCALE IN FEET

0 1,000 2,000 2,500 3,000

**EXISTING UTILITY LEGEND**

	Water Main (# Indicates Size in Inches)
	600 psi Natural Gas (# Indicates Size in Inches)
	Gravity Sewer (# Indicates Size in Inches)
	Force Main Sewer (# Indicates Size in Inches)
	Century Link Telephone
	Power - 25 KV 3 Phase Distribution
	Power - 115 KV Transmission

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**MAP 5**

**EXISTING UTILITIES**

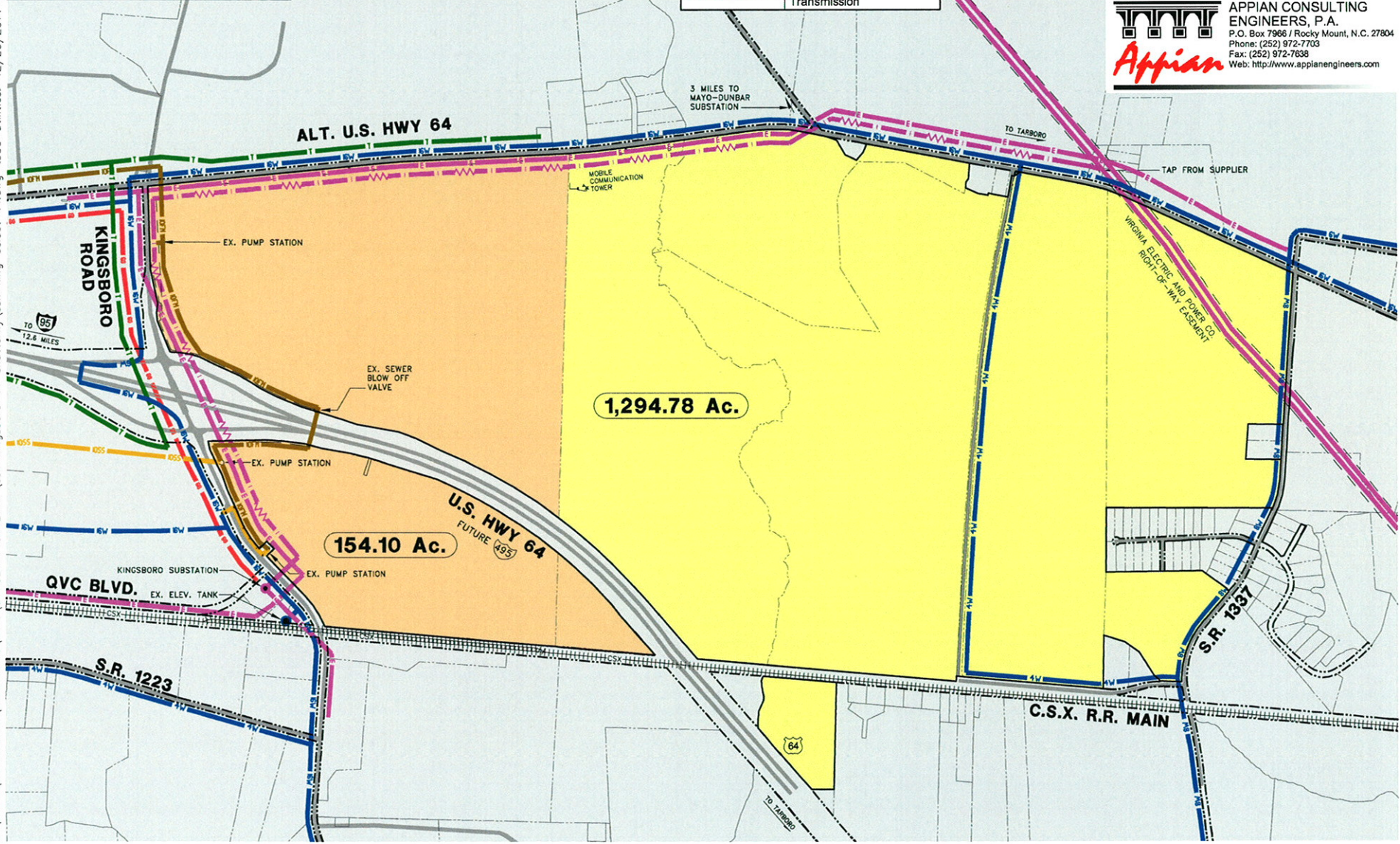
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## ELECTRICAL

Edgecombe-Martin County Electric Membership Corporation (EMC) currently provides electrical service to the area. Existing three-phase 25kV electric lines are currently along Kingsboro Road and Alternate Highway 64. Not shown are 15kV lines along Harts Chapel Road (SR 1217) and SR 1337. Edgecombe-Martin EMC operates an 115kV/15kV electric substation adjacent to the QVC distribution center on Kingsboro Road.

An existing easement for "Virginia Electric and Power Company" (aka Dominion Power) crosses the northeast corner of the property. Dominion Power maintains a 115kV (80 line) transmission line and a parallel 230kV (229 line) transmission line within the easement.

## NATURAL GAS

Piedmont Natural Gas provides natural gas to the area, and operates a 6" natural gas line with 600 psi pressure along Kingsboro Road.

## TELECOMMUNICATIONS

CenturyLink is the service provider for telecommunications in this area. Underground fiber optics are currently along Kingsboro Road and Alternate US Hwy 64.



## VEHICULAR SITE ACCESS

US Highway 64 separates the site into a northern 1,295-acre and southern 154-acre site. The Kingsboro CSX Select Site is served by US Highway 64, Kingsboro Road and Alternate US Hwy 64. The site features more than 7 miles of road frontage, including 7,000 feet along US Highway 64, which is a four lane interstate-grade controlled-access highway. Kingsboro Road is the primary access to the site from US Highway 64, and it connects to Alternate US Hwy 64, Harts Chapel Road (SR 1217) and SR 1337, all of which are NCDOT-maintained two lane highways with minimal traffic. Since there is mostly agriculture use along Harts Chapel Road (SR 1217), the NCDOT has agreed to close the road if needed for development.

As can be seen from the conceptual Master Development Plan (Map 13), a 2-mile access road paralleling the southern boundary of the 1,295-acre site will provide additional access from Kingsboro Road. The NCDOT has completed the planning, design and environmental permitting for the road and is committed to paying for its construction. Other than the completion of this access road, no additional roadway improvements are necessary for the site.

### AVERAGE DAILY TRAFFIC VOLUME

US Hwy 64 Bypass	19,000
Kingsboro Road (SR 1225)	2,000
Alt. US Hwy 64	5,700

Source: NCDOT Edgecombe County Traffic Volume Maps

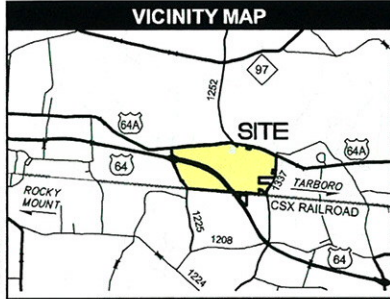
## RAILROAD ACCESS

CSX Transportation owns and maintains a single mainline with a rail siding along the southern perimeter of the site. The site features more than 10,000 feet of railroad right-of-way frontage. CSX Transportation currently serves nearby Kanban Logistics, located on Kingsboro Road adjacent to the QVC Distribution Center. The 175,000 sf Kanban Logistics warehouse facility is served by a rail spur with four rail docks at the building, and has received designation status as a Foreign Trade Zone (FTZ) qualifying the facility for benefits given to importers and exporters. This section of railroad is on the east-west line between Rocky Mount and Williamston/Plymouth.

## MAP 6: TOPOGRAPHY MAP

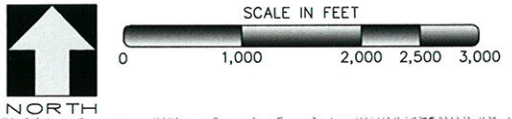
The topography map highlights the elevation change from higher elevations to lower elevations by 10-foot color coded intervals along with high points and low points. The perimeter roads are located along the ridges of the property. The entire site drains to the north into Walnut Creek, which flows to the north into nearby Tar River located less than one-half mile north of Alternate US Highway 64. The highest elevations are located near the proposed parkway and range from 102 to 112 feet. The low points of the property are located in and along the streams that flow to the north and range from 56 to 80 feet in elevation. This site is generally flat with an average slope of approximately 1.5%.

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TOPOGRAPHY LEGEND	
--- 200 ---	Contour Interval = 2' (Contours obtained from ncdot.org & Alta Survey)
[Lightest Green]	50 thru 59 (Elevation)
[Light Green]	60 thru 69 (Elevation)
[Medium-Light Green]	70 thru 79 (Elevation)
[Medium Green]	80 thru 89 (Elevation)
[Dark Green]	90 thru 99 (Elevation)
[Darkest Green]	100 thru 109 (Elevation)
[Darkest Green]	110 thru 119 (Elevation)



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Edgecombe County, N.C. December 2014

## MAP 6 TOPOGRAPHY MAP

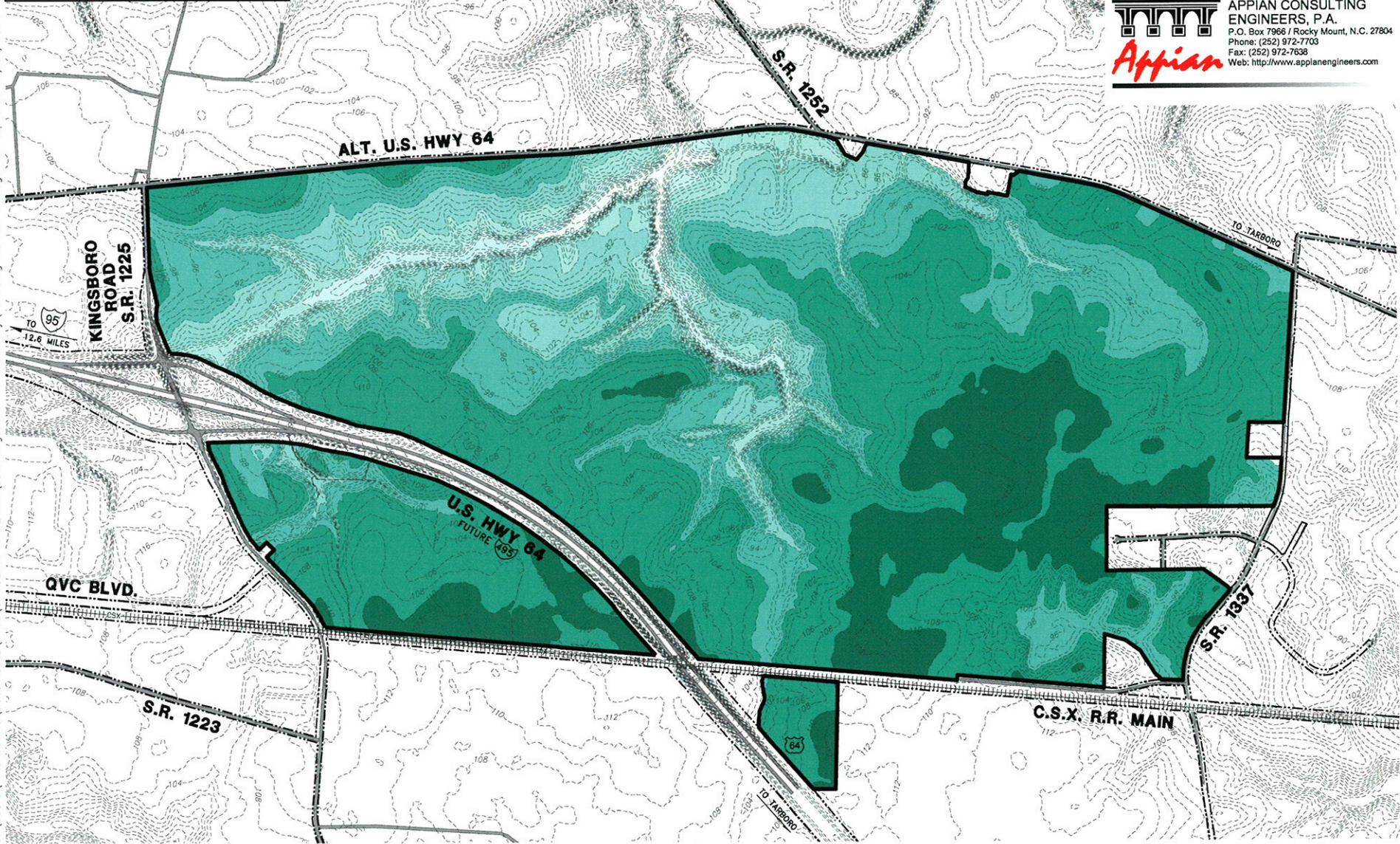
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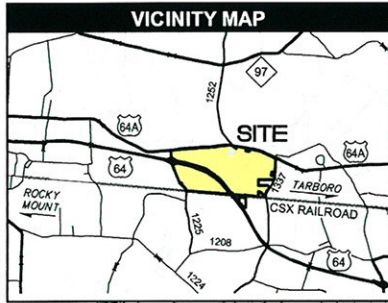
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## MAP 7: SLOPE ANALYSIS MAP

The slope analysis map highlights the areas of the site where development may be limited by slope conditions. Approximately 94% of the site (1,364 acres) contains slopes of 10% or less. Approximately another 4% of the site (50 acres) contains slopes between 10% and 15%. Slopes of 15% or more (27 acres) that would limit development are entirely located along the streams. Although the amount of earthwork required for a facility will vary greatly depending on its size, cut and fill depths of 10 to 15 feet should be expected. Cut is anticipated along the higher elevations to fill the steeper or lower areas to maximize the buildable area.

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SLOPE DATA LEGEND	
---200---	Contour Interval = 2' (Contours obtained from nodot.org)
[Dark Blue]	0% thru 5% (Slope) 1161 Ac. ±
[Light Blue]	5% thru 10% (Slope) 203 Ac. ±
[Medium Blue]	10% thru 15% (Slope) 50 Ac. ±
[Green]	15% thru 20% (Slope) 17 Ac. ±
[Light Green]	20% thru 25% (Slope) 6 Ac. ±
[Yellow-Green]	25% thru 30% (Slope) 2 Ac. ±
[Yellow]	30% thru 35% (Slope) 1 Ac. ±
[Orange]	35% thru 50% (Slope) < 1 Ac. ±
[Red]	50% + (Slope) < 1 Ac. ±

# KINGSBORO CSX SELECT SITE

Edgecombe County, N.C. December 2014

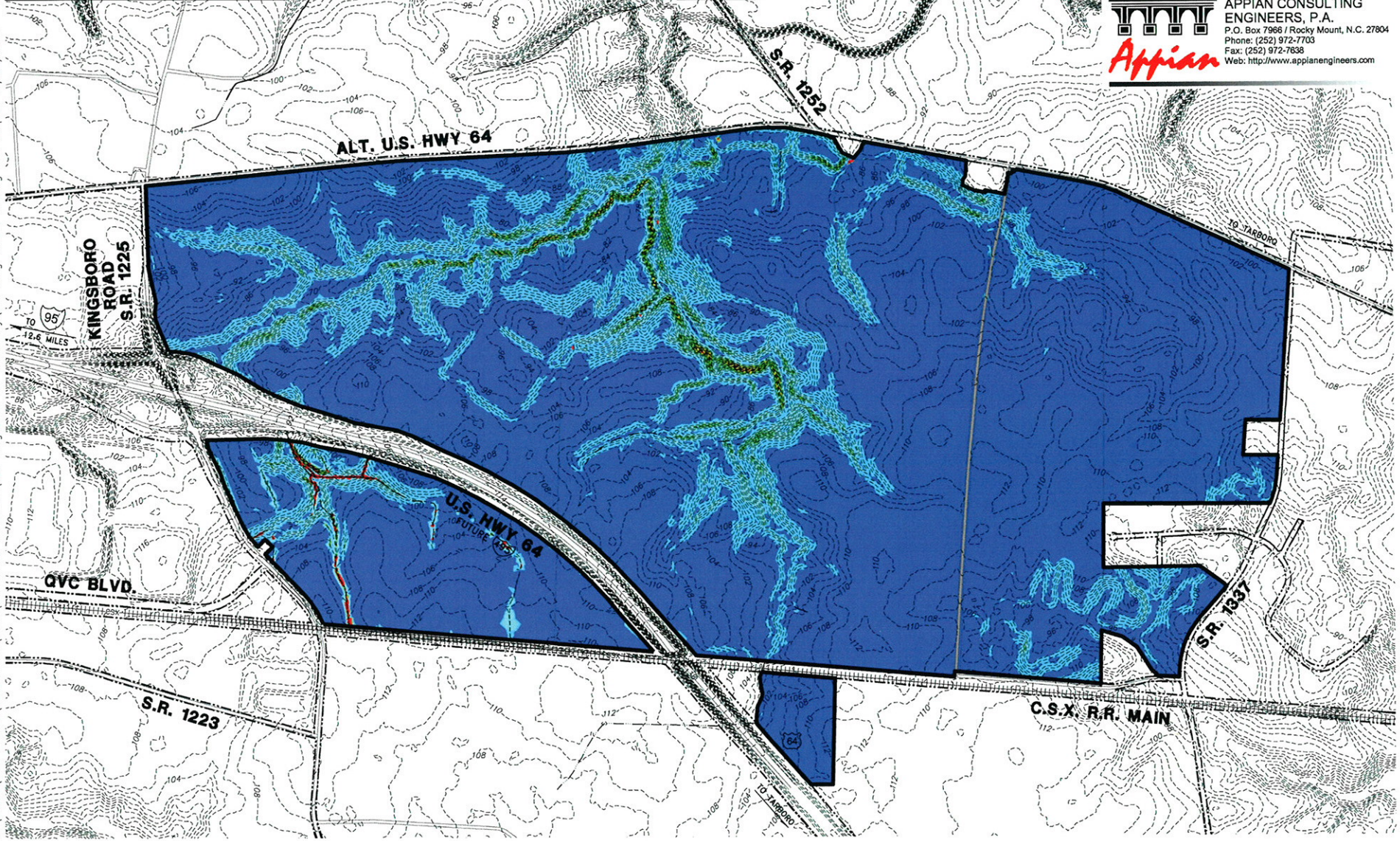
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# MAP 8: HYDROLOGY MAP

The majority of the site is undeveloped woodland consisting of a mixture of deciduous and evergreen trees. The remainder of the site is used for agricultural farmland. The entire site drains to the north into Walnut Creek, which flows to the north into nearby Tar River located less than one-half mile north of Alternate US Highway 64.

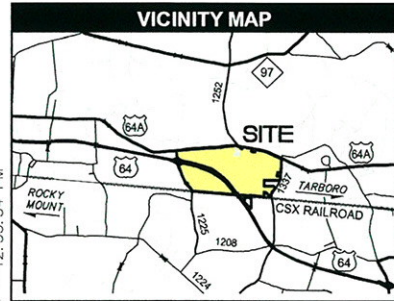
The following hydrologic features are found on the 1,449-acre property:

100 Year Floodplain:	12 acres
Tar River Riparian Buffers:	90 acres
Wetlands:	54.26 acres

## FLOODPLAIN

The site is not prone to flooding or located in a flood hazard area, except for a small portion along Walnut Creek, which flows to the north. Less than 1% of the site (12 acres) are located within the 100-year floodplain, per FEMA 3720.3799.00J and 3720.4709.00J, dated 11.3.04. The floodplain is entirely located in wooded areas within the ravines adjacent to Walnut Creek. The 100-year floodplain is approximately below elevation 70', while most of the buildable acreage is between elevation 90' and 110'.

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HYDROLOGY LEGEND	
	100 Year Flood Zone (12 ± Ac.) FEMA Flood Maps, Panel #3720379900J & #3720470900J; Effective Date: 11/3/04
	Tar-Pamlico Riparian Buffer (90 ± Ac.)
	Wetlands (3.43 Ac. on 154.10 Ac. Site) (50.83 Ac. on 1200.08 Ac. Site)

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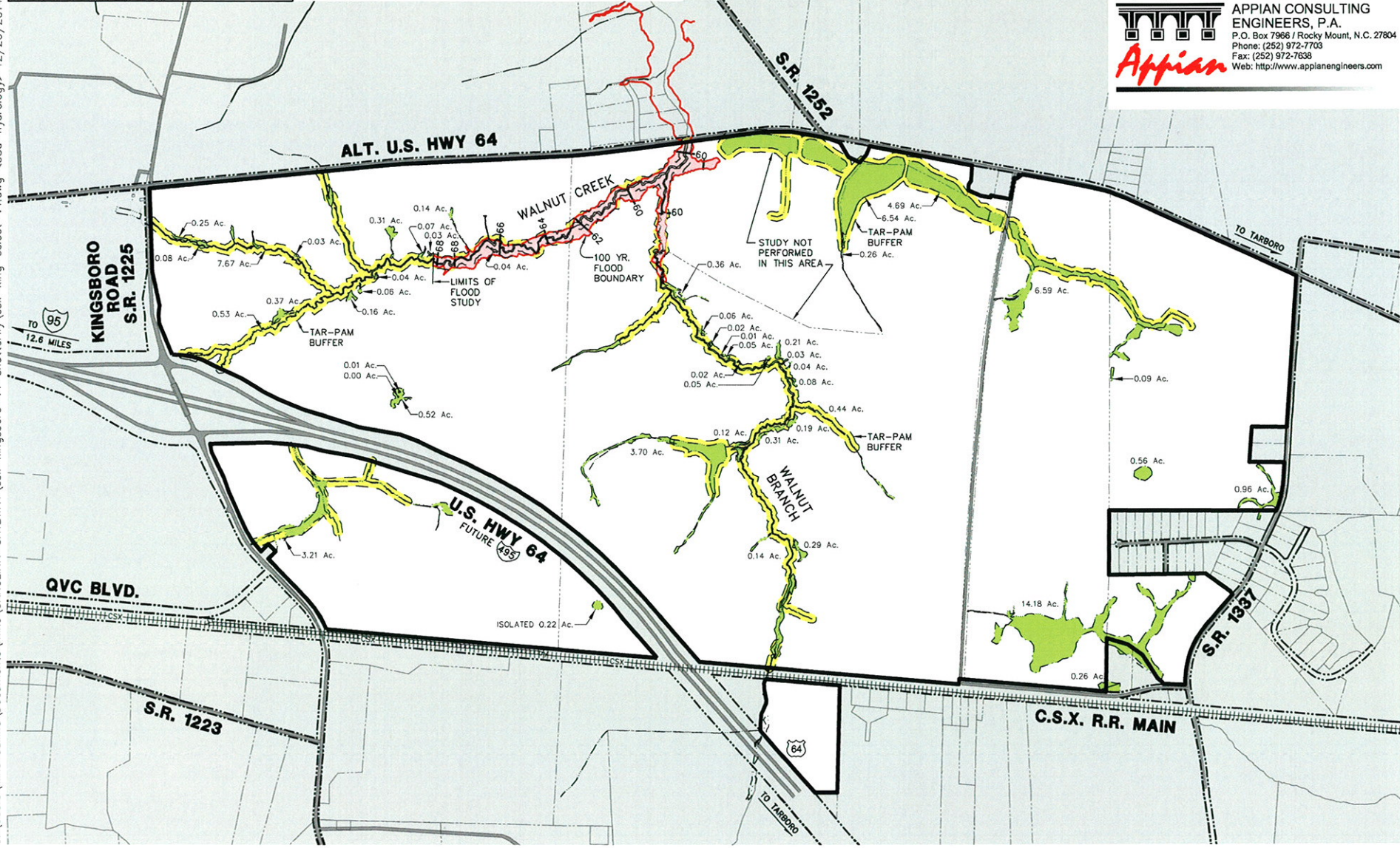
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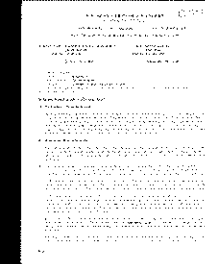
Prepared By:  

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## STREAMS AND BUFFERS

Walnut Creek and Walnut Branch have been identified on the site per the latest USGS Quadrangle Maps. North Carolina Department of Environment and Natural Resources (NCDENR) has visited the site and verified the locations of the streams which are protected by a 50' Tar River Riparian Buffer. Approximately 90 acres (less than 7%) of the site is protected by riparian buffers. Encroachment into riparian buffers or streams must be permitted and mitigated according to the COE and NCDENR.

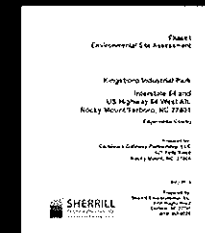


## WETLANDS

The United States Army Corps of Engineers (COE) have visited the site and verified a detailed wetland delineation for 1,354 acres. The Mobile Home Park delineation is incomplete at this printing. The 54.26 acres (approximately 4% of the site) of wetlands are located in mostly wooded areas and do not hinder development. Encroachment into wetlands must be permitted and mitigated according to the COE and NCDENR.

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

Several Phase I Environmental Site Assessments (ESAs) have been prepared for the site, each showing no evidence of hazardous or toxic substances on the property. A summary Phase I ESA prepared by Sherrill Environmental, dated May 2012, indicated that no environmental concerns or recognized environmental conditions (RECs) are identified with the site.





## STORMWATER PERMITTING

Development within the site must comply with the Edgecombe County Stormwater Ordinance, as the County conducts its own stormwater review. New development must comply with the state's Tar-Pamlico Nutrient Strategy, which requires nutrient (nitrogen and phosphorous) water quality control. In addition, there must be no net increase in peak flow leaving a site from the predevelopment conditions for the 1-year, 24-hour storm.



## EROSION CONTROL PERMITTING

Development that requires land disturbance exceeding one acre must acquire an Erosion and Sedimentation Control Plan approved by NCDENR. The NCDENR Erosion Control Permitting process requires approximately 30 to 45 days; though an Express Permitting Option that requires 7 to 10 days is available.

The approved Erosion Control Permit will include the National Pollutant Discharge Elimination System (NPDES) Stormwater General Permit NCG010000 to ensure full compliance with the NPDES requirements of the Clean Water Act.

# MAP 9: SOILS MAP

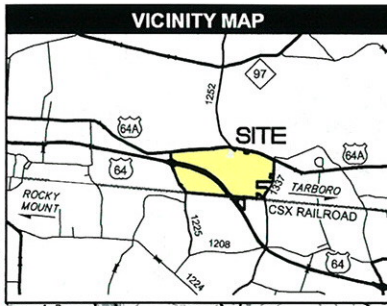
The soils survey map outlines the soil data per the USDA Natural Resources Conservation Service (NRCS) Soil Survey based on information produced by the National Cooperative Soil Survey. The site is located in the Upper Coastal Plain region of North Carolina. Although side slopes above drainageways may be steep, soils at the site are typical of broad and gently sloping portions of Edgecombe County.

Multiple subsurface investigations and geotechnical reports have been prepared for this site, including a "Consolidated Geotechnical Engineering Report," prepared by Terracon, dated April 11, 2012. Soil borings indicate predominantly clay and clayey sands offering 2,000 to 2,500 psf designed bearing pressure.

AaA	Altavista fine sandy loam, 0 to 3 percent slopes, well-draining
AyA	Aycock very fine sandy loam, 0 to 2 percent slopes, well- draining
AyB	Aycock very fine sandy loam, 2 to 6 percent slopes, well-draining
Bb	Bibb soils, poorly draining
BnB	Blanton sand, 0 to 6 percent slopes, moderately well-draining
DpA	Duplin sandy loam, 0 to 2 percent slopes
DpB	Duplin sandy loam, 2 to 5 percent slopes
ExA	Exum very fine sandy loam, 0 to 2 percent slopes, moderately well-draining
GoA	Goldsboro fine sandy loam, 0 to 2 percent slopes
Gr	Grantham very fine sandy loam, well-draining
GyC	Gritney fine sandy loam, 6 to 10 percent slopes, well-draining
GyD	Gritney fine sandy loam, 10 to 15 percent slopes, well-draining
JS	Johnston soils
Ly	Lynchburg fine sandy loam, somewhat poorly draining
NoA	Norfolk loamy sand, 0 to 2 percent slopes, well-draining
NoB	Norfolk loamy sand, 2 to 6 percent slopes, well-draining
NoC	Norfolk loamy sand, 6 to 10 percent slopes, well-draining
Pa	Pactolus loamy sand, moderate to somewhat poorly draining
Ra	Rains fine sandy loam, poorly draining
WaB	Wagram loamy sand, 0 to 6 percent slopes, well-draining
WaC	Wagram loamy sand, 6 to 10 percent slopes, well-draining
WaD	Wagram loamy sand, 10 to 15 percent slopes, well-draining

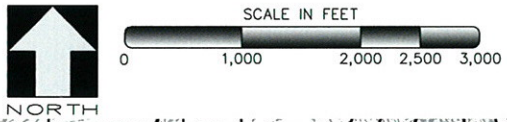


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SITE INFO	
Site Acreage:	1,449 Ac.
Jurisdiction:	Edgecombe County, NC
Notes:	This preliminary plan is based on limited information and therefore may not reflect final site features. Minimal site research has been conducted and site conditions may change significantly.

SOILS LEGEND			
	AaA		JS
	AyA		Ly
	AyB		NoA
	Bb		NoB
	BnB		NoC
	DpA		PA
	DpB		Ra
	ExA		W
	GoA		WaB
	Gr		WaC
	GyC		WaD
	GyD		



# KINGSBORO CSX SELECT SITE

Edgecombe County, N.C. December 2014

## MAP 9 SOILS MAP

Prepared by:

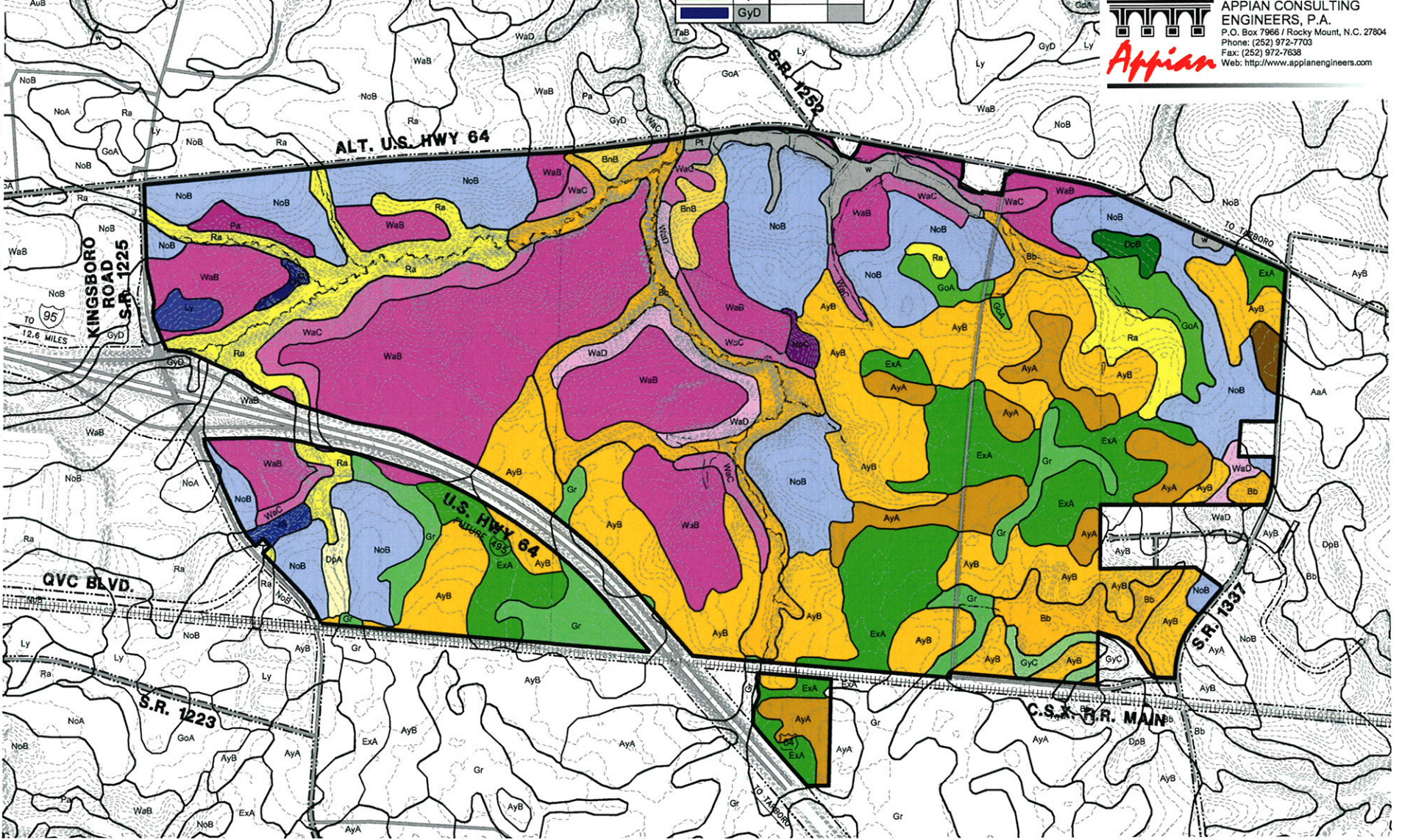


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Prepared By:



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# MAP 10: ZONING MAP

The project site is located within Edgecombe County. Twelve hundred acres are zoned General Industrial (M-2), which is primarily intended to accommodate a wide range of assembling, fabricating, manufacturing uses, and support retail and service uses. The mobile home park is zoned R-20. Most of the 154-acre site is also in a Transportation Corridor Overlay District, which requires additional landscaping and access control plans.

## AR-30 Rural Residential

The AR-30 rural residential district is primarily intended to accommodate a variety of low density single-family detached dwellings, manufactured homes on large lots, in areas without access to public water and sewer services, and in areas where soil characteristics necessitate low density development.

## B-1 Neighborhood Business

The B-1 neighborhood business district is primarily intended to accommodate limited retail, office, service, and moderate density residential uses.

## M-2 General Industrial

The M-2 general industrial district is primarily intended to accommodate a wide range of assembling, fabricating, manufacturing uses, and support retail and service uses.

## R-20 Residential

The R-20 residential district is primarily intended to accommodate low density single-family detached dwellings, manufactured homes, manufactured home parks and two family dwellings in areas which have access to public water or to public sewer service.

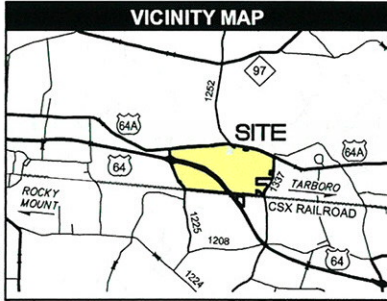
## R-30 Residential

The R-30 residential district is primarily intended to accommodate low density single-family detached dwellings and manufactured homes on large lots.

## TCO Transportation Corridor Overlay

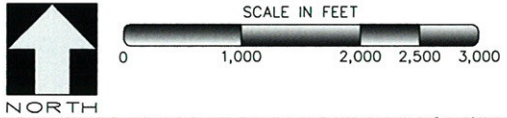
The Transportation Corridor Overlay district is established to provide specific appearance and operational standards for major highway corridors in Edgecombe County while accommodating development along the corridors. The manner in which land uses impact interchange ramps and feeder roads is of particular concern in this overlay district. Within the TCO, landscaping requirements and access control plans are required.

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SITE INFO	
Site Acreage:	1,449 Ac.
Jurisdiction:	Edgecombe County, NC
Notes:	This preliminary plan is based on limited information and therefore may not reflect final site features. Minimal site research has been conducted and site conditions may change significantly.

ZONING LEGEND	
	AR-30 Rural Residential District.
	B-1 Neighborhood Business District
	M-2 General Industrial District
	R-20 Residential District.
	R-30 Residential District.
	TCO Transportation Corridor Overlay District.



# KINGSBORO CSX SELECT SITE

Edgecombe County, N.C. December 2014

## MAP 10 ZONING MAP

Prepared for:

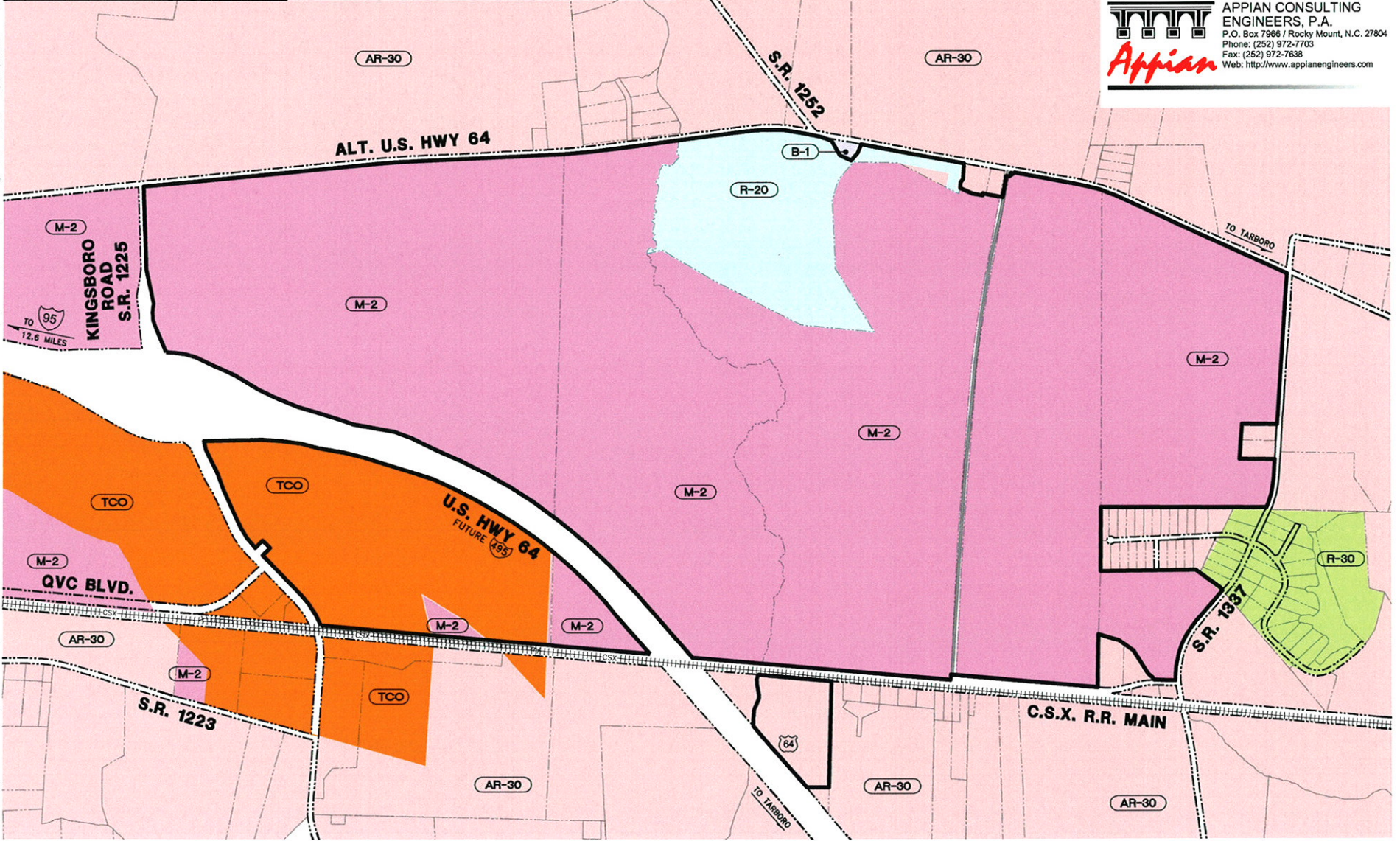


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Prepared By:



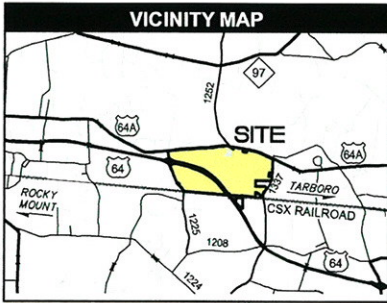
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# MAP 11: LAND USE MAP

The Edgecombe County Land Development Plan (2007-2017), dated 6.2.08, has identified this area as a "future growth area." In addition, the Edgecombe County Agricultural Development Plan, dated 9.21.10, prepared by the Edgecombe County Agricultural Advisory Board, recognizes the attractive greenfield development opportunities along the US Highway 64 corridor.

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**SITE INFO**

Site Acreage: 1,449 Ac.      Jurisdiction: Edgecombe County, NC

Notes: This preliminary plan is based on limited information and therefore may not reflect final site features. Minimal site research has been conducted and site conditions may change significantly.

Based on the Edgecombe County Land Development Plan, 2007-2017, adopted 6.2.08.

SCALE IN FEET

0 1,000 2,000 2,500 3,000

NORTH

**LAND USE LEGEND**

TAXABLE PROPERTY		UTILITIES AND EXEMPT GOVERNMENTAL	
(02) COMMERCIAL	(03) INDUSTRIAL	(11) EXEMPT GOVERNMENTAL (UTILITY) WATER & SEWER	(13) EXEMPT GOVERNMENTAL (STATE)
(04) AGRICULTURAL MARKET-VALUED	(05) AGRICULTURAL LAND USE-VALUED	(14) EXEMPT GOVERNMENTAL (COUNTY)	
(06) SINGLE FAMILY RESIDENTIAL	(07) MULTI-FAMILY		
(08) MOBILE HOME PARK			
EXEMPT NON-GOVERNMENTAL			
(25) OTHER RELIGIOUS EDUCATIONAL EXEMPT	(27) SCIENTIFIC, LITERARY, OR HISTORICAL SOCIETIES		
(32) VFD & RESCUE			

# KINGSBORO CSX SELECT SITE

Edgecombe County, N.C.      December 2014

## MAP 11

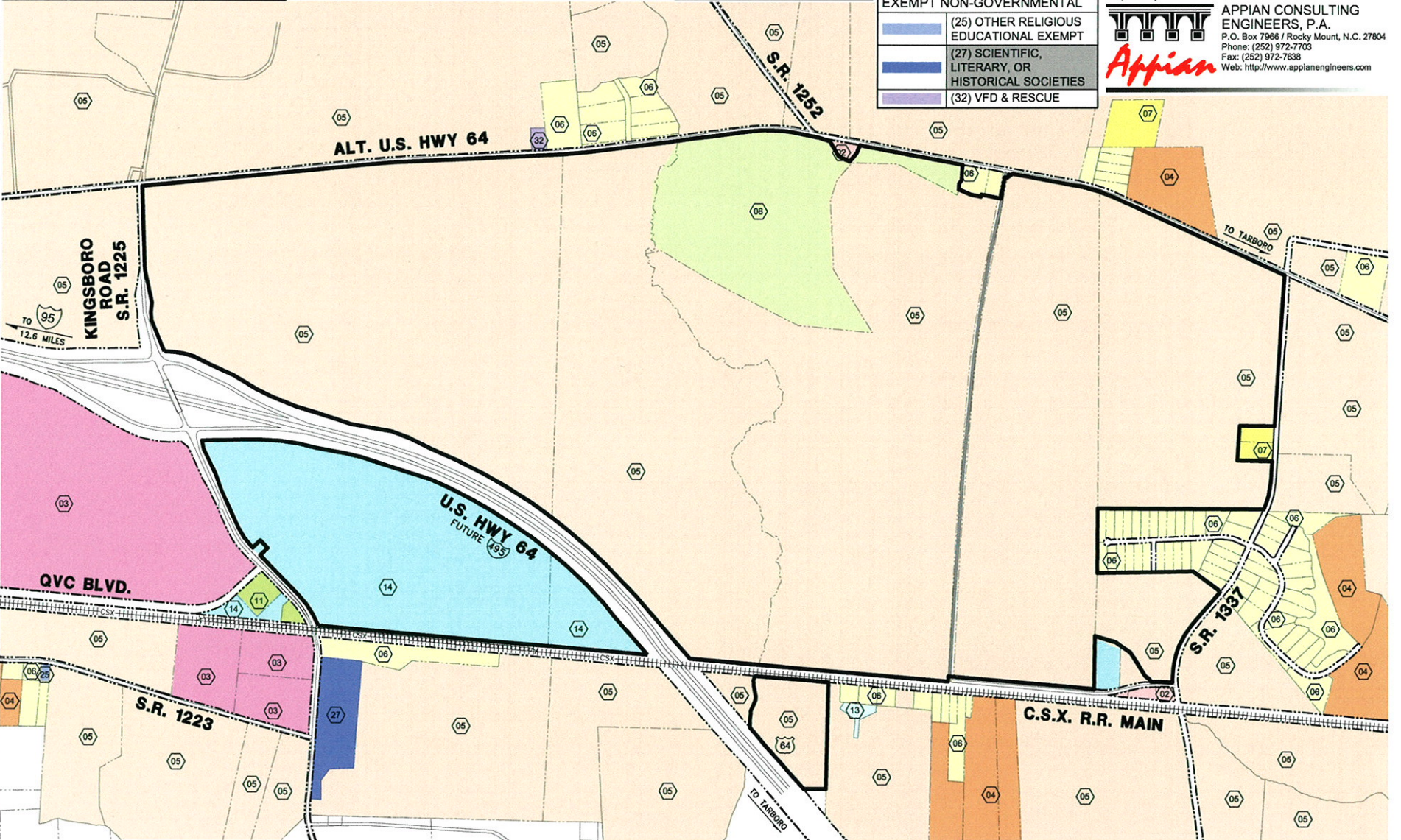
### LAND USE MAP

Prepared by:

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# MAP 12: BUILDABLE AREA MAP

The buildable area map identifies the areas of the site that are most suitable for development. Two primary buildable areas have been identified on the site defined by the location of US Highway 64. Areas including riparian buffers, wetlands, steep slopes, and floodplains have been excluded from buildable area. The total buildable area of the property consists of approximately 1,092 acres, or 75% of the entire site. The site easily provides the potential for more than twenty million (20,000,000) sf under roof!

Buildable Area 1 is located on the northeast side of US Highway 64 and consists of 1,295 acres, of which 959 acres are considered buildable. It is envisioned that the area could accommodate several large industrial or warehouse facilities with the potential for multiple medium sized users, as shown on Map #13: Conceptual Master Development Plan.

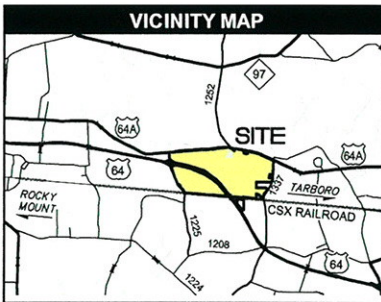
Buildable Area 2 is located on the southern side of US Highway 64 and consists of 154 acres, of which 133 acres are considered buildable. This area could adequately accommodate a single large sized facility or could be divided into two smaller sized users.

	APPROXIMATE BUILDABLE ACREAGE	PERCENTAGE OF TOTAL BUILDABLE AREA
AREA 1: 1,295 AC	959 acres	66%
AREA 2: 154 AC	133 acres	9%
TOTAL BUILDABLE AREA:	1,092 acres	75% of Entire Site

Depending on the size of the industrial facility, significant earthwork may be required to balance cut and fill. As previously noted, cut and fill depths of 10 to 15 feet should be expected. Cut is anticipated along the higher elevations to fill the steeper or lower areas to maximize the buildable area.

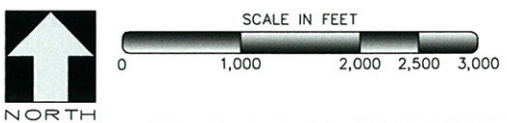


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SITE INFO	
Site Acreage:	1,449 Ac.
Jurisdiction:	Edgecombe County, NC
Notes:	This preliminary plan is based on limited information and therefore may not reflect final site features. Minimal site research has been conducted and site conditions may change significantly.

BUILDABLE AREAS LEGEND	
	Buildable Areas
	154.10 Site = 133 Ac. (86% of Site)
	1,294.78 Site = 959 Ac. (74% of Site)
	Total = 1,449 Ac. (75% of Total Site)
	Non-Buildable areas are a result of Easements, Flood Zones, Buffers, Wetlands, Steep Slopes, Access Road.



**POTENTIAL for  
20,000,000 S.F.  
UNDER ROOF**

# KINGSBORO CSX SELECT SITE

Edgecombe County, N.C. December 2014

## MAP 12 BUILDABLE AREA MAP

Prepared for:

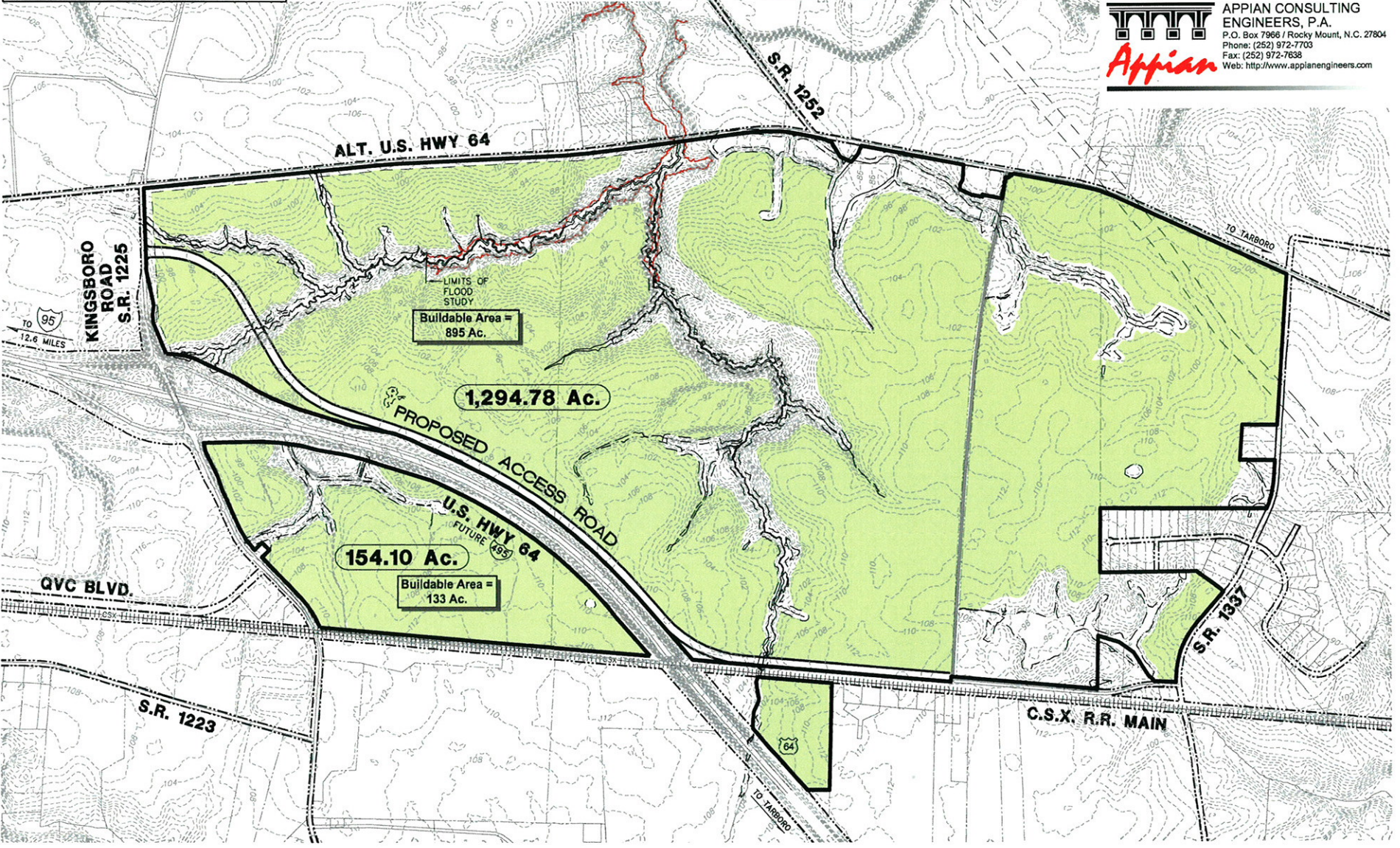


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# MAP 13: MASTER CONCEPT PLAN 1

Master Concept Plan 1 features a curvilinear divided parkway with nine potential developable sites ranging from 6 acres to 364 acres. Most of the sites are located on the 1,295 acres north of US Highway 64, while two building pads are shown on the 154 acres to the south.

The 400 acre Building Pad C is featured on this plan, with a conceptual 1,500,000 sf building layout. Building Pads B, C and D are shown with a rail spur extension.

Total Lots: 9

Total Lot Acreage: 1,449 acres



# MAP 14: MASTER CONCEPT PLAN #2 AUTOMOTIVE ASSEMBLY PLANT

Master Concept Plan 2 features a large automotive assembly plant on 660 acres with buildings ranging in size from 300,000 sf to 2,500,000 sf. The site includes the main plant, an office and administration building, a utility and maintenance building, and a shipping and receiving building with truck and rail transfer areas. This concept includes closing Harts Chapel Road (SR 1217), which has been approved by the NCDOT.

The plan also includes 5 support sites with buildings ranging in size from 300,000 sf to 1,600,000 sf.

Each buildable site can either stand on its own or multiple sites can be combined to form a larger building footprint. Each site is shown with a rail spur, employee parking and truck access. Due to the topographic relief of the site, each site is shown with its own stormwater management device.

Total Lots:	7
Total Lot Acreage:	1,254 acres
Total Building Footprint:	8,100,000 sf

# KINGSBORO CSX SELECT SITE

Edgecombe County, N.C.

August 2013

## MAP 14 - MASTER CONCEPT PLAN #2

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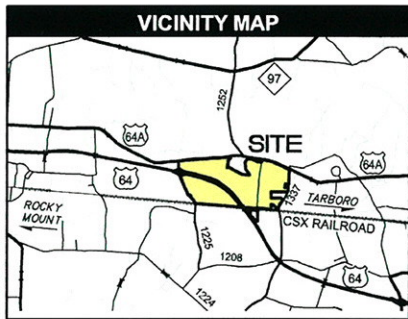


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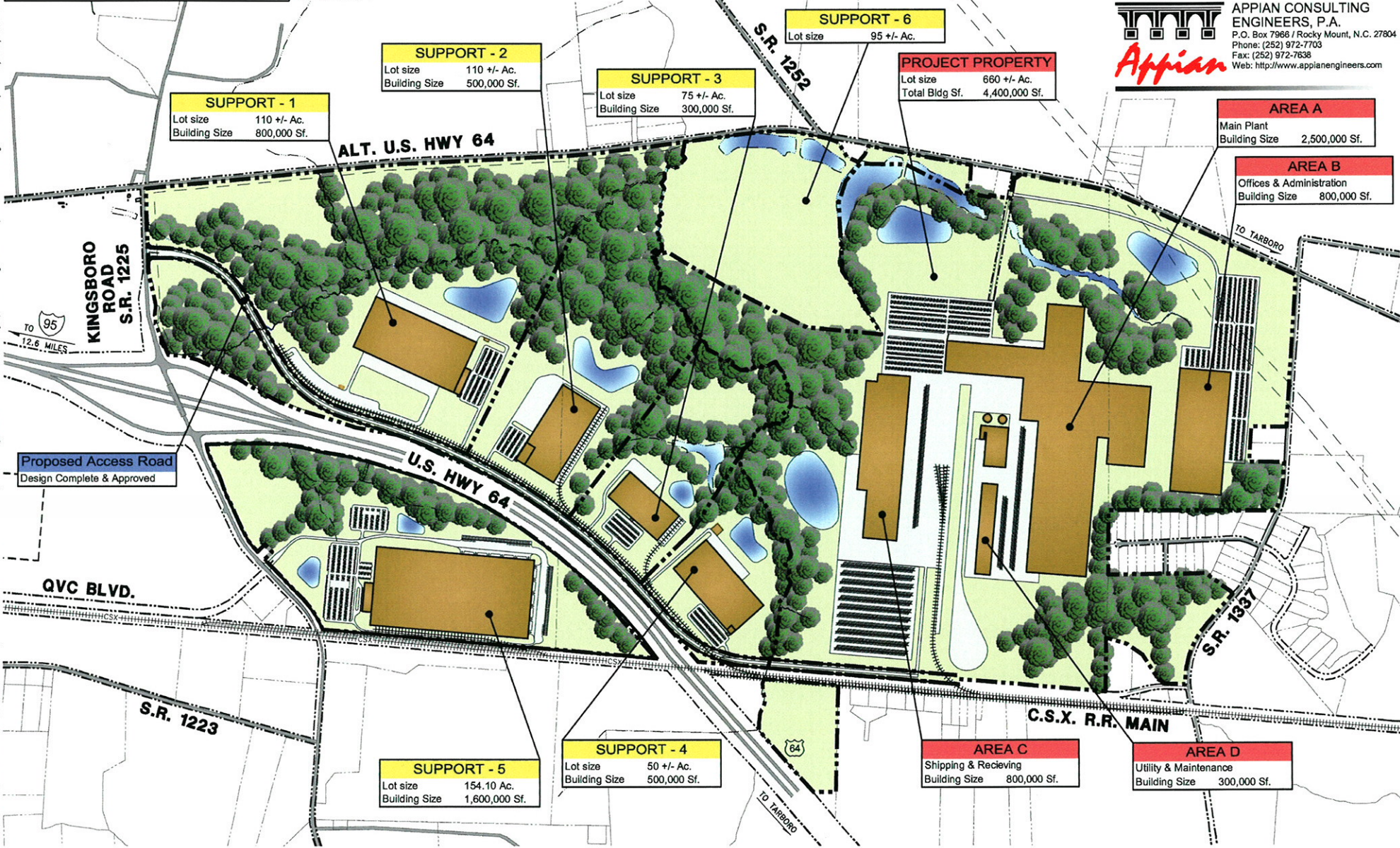
Prepared By:



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SITE INFO	
Site Acreage:	1,354 Ac.
Jurisdiction:	Edgecombe County, NC
Notes:	This preliminary plan is based on limited information and therefore may not reflect final site features. Minimal site research has been conducted and site conditions may change significantly.



**SUPPORT - 1**  
Lot size 110 +/- Ac.  
Building Size 800,000 Sf.

**SUPPORT - 2**  
Lot size 110 +/- Ac.  
Building Size 500,000 Sf.

**SUPPORT - 3**  
Lot size 75 +/- Ac.  
Building Size 300,000 Sf.

**SUPPORT - 6**  
Lot size 95 +/- Ac.

**PROJECT PROPERTY**  
Lot size 660 +/- Ac.  
Total Bldg Sf. 4,400,000 Sf.

**AREA A**  
Main Plant  
Building Size 2,500,000 Sf.

**AREA B**  
Offices & Administration  
Building Size 800,000 Sf.

**AREA C**  
Shipping & Receiving  
Building Size 800,000 Sf.

**AREA D**  
Utility & Maintenance  
Building Size 300,000 Sf.

**SUPPORT - 5**  
Lot size 154.10 Ac.  
Building Size 1,600,000 Sf.

**SUPPORT - 4**  
Lot size 50 +/- Ac.  
Building Size 500,000 Sf.

**Proposed Access Road**  
Design Complete & Approved

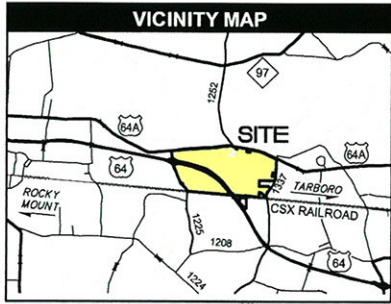
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# MAP 15: PROPOSED INFRASTRUCTURE PLAN

The Proposed Infrastructure Plan shows the location of the proposed 2-mile access road, rail spurs to serve each site, and utility extensions. The NCDOT has completed the planning, design and environmental permitting for the 9,000 foot access road and is committed to paying for its construction.

Proposed infrastructure is shown in red and is entirely conceptual, subject to change to suit the needs of development.

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**SITE INFO**

Site Acreage: 1,449 Ac.      Jurisdiction: Edgecombe County, NC

Notes: This preliminary plan is based on limited information and therefore may not reflect final site features. Minimal site research has been conducted and site conditions may change significantly.

**SCALE IN FEET**

0      1,000      2,000      2,500      3,000

**NORTH**

**EXISTING UTILITY LEGEND**

	Water Main (# Indicates Size in Inches)
	600 psi Natural Gas (# Indicates Size in Inches)
	Gravity Sewer (# Indicates Size in Inches)
	Force Main Sewer (# Indicates Size in Inches)
	Century Link Telephone
	Power - 25 KV 3 Phase Distribution
	Power - 115 KV Transmission

# KINGSBORO CSX SELECT SITE

Edgecombe County, N.C.      December 2014

## MAP 15

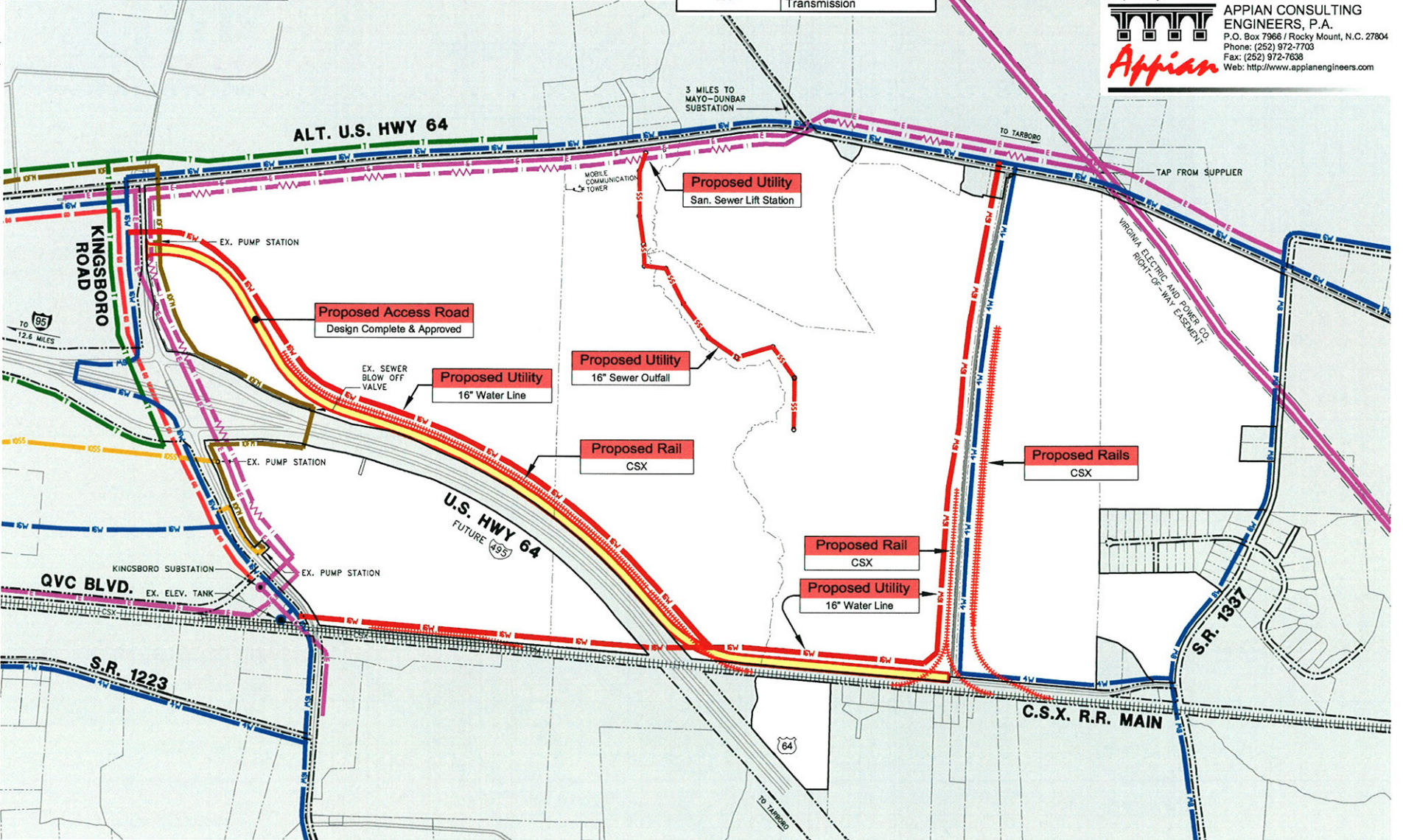
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Prepared by:

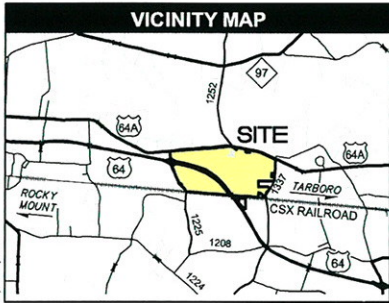
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SITE INFO	
Site Acreage:	1,449 Ac.
Jurisdiction:	Edgecombe County, NC
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# KINGSBORO CSX SELECT SITE

Edgecombe County, N.C. December 2014

## MAP 16

### COLLEGES + UNIVERSITIES

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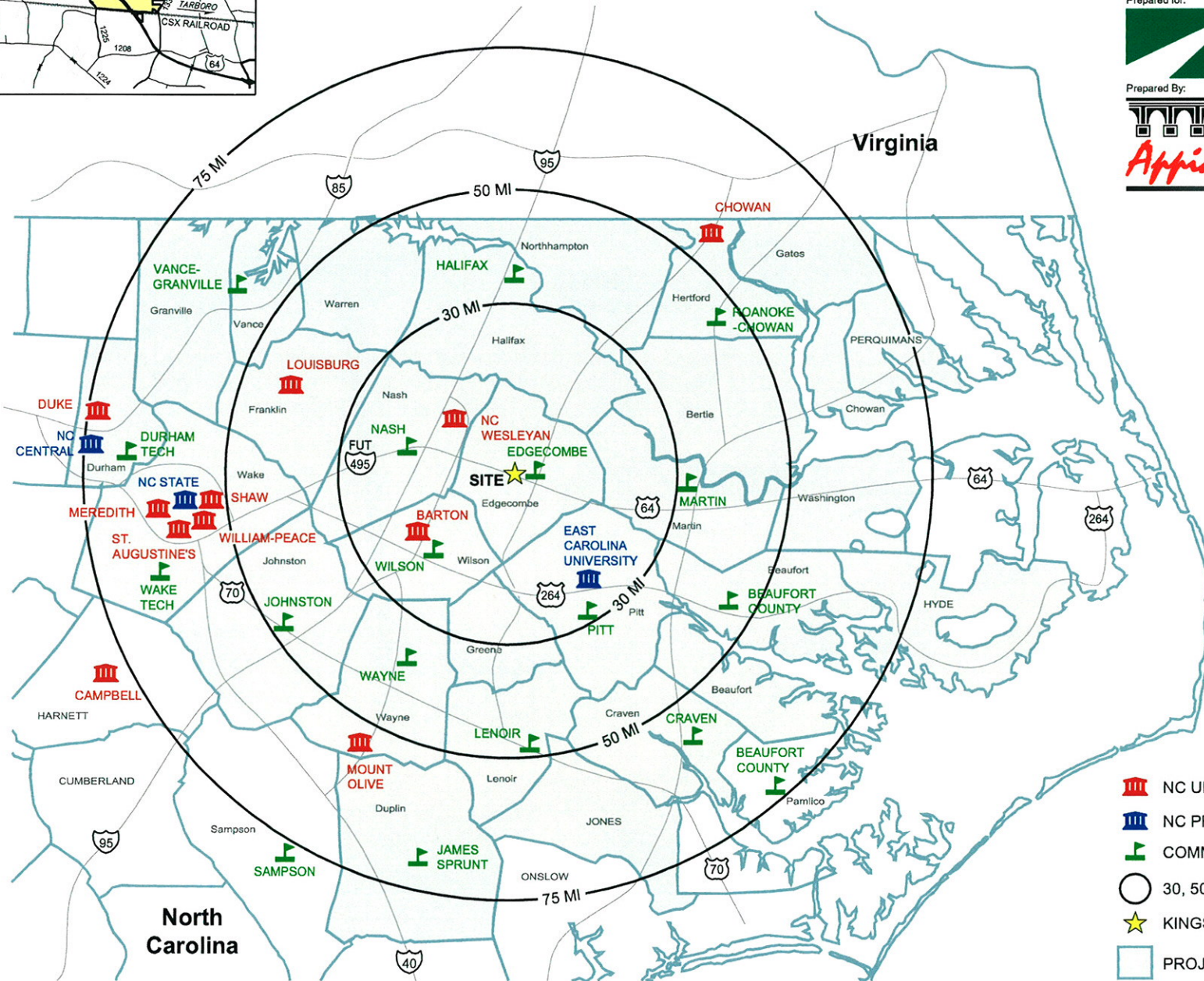
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Prepared By:



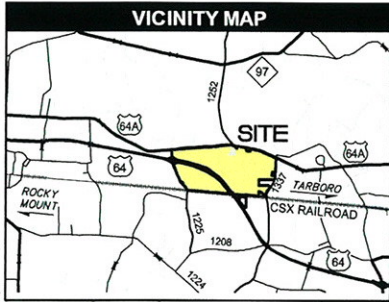
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*Apian*

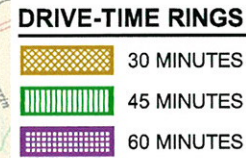


-  NC UNIVERSITIES & COLLEGES
-  NC PRIVATE UNIVERSITIES
-  COMMUNITY COLLEGES
-  30, 50, & 75 MILES
-  KINGSBORO SITE
-  PROJECT AREA





SITE INFO	
Site Acreage:	1,449 Ac.
Jurisdiction:	Edgecombe County, NC
Notes:	This preliminary plan is based on limited information and therefore may not reflect final site features. Minimal site research has been conducted and site conditions may change significantly.



# KINGSBORO CSX SELECT SITE

Edgecombe County, N.C. December 2014

## MAP 17

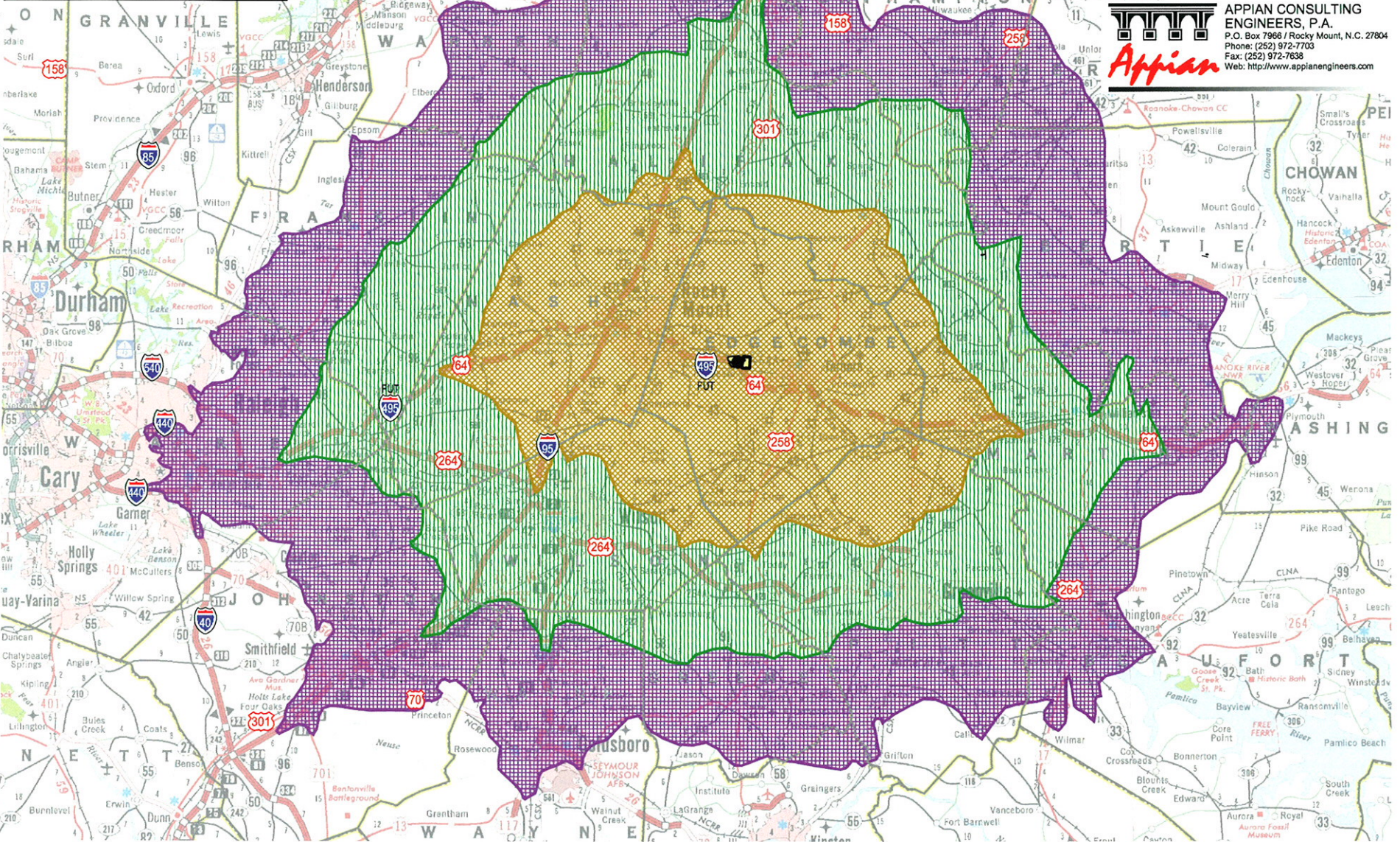
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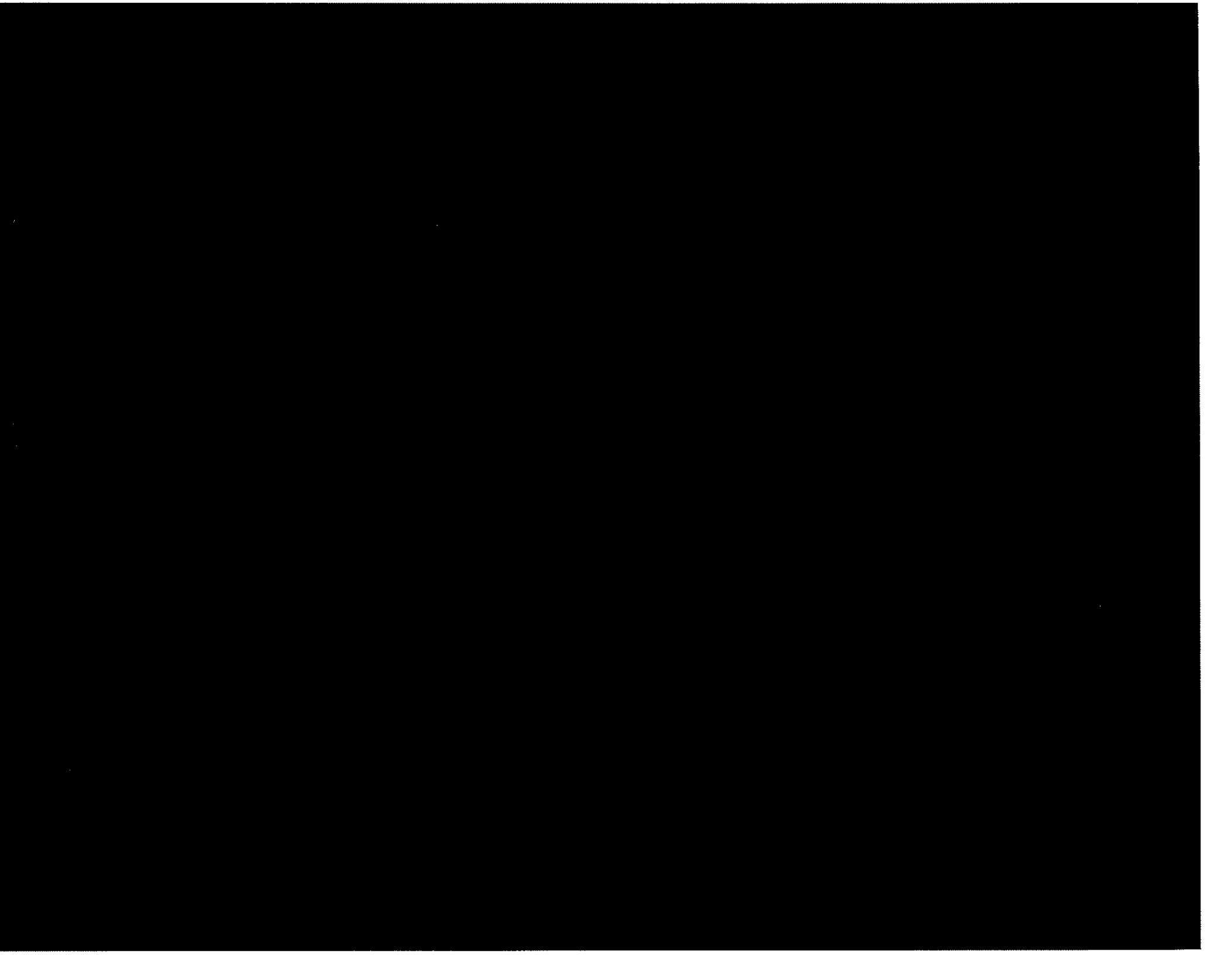
Prepared for:

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# APPENDIX

1. Boundary Survey of 1,200 acre and 154 acre "Kingsboro Tract", Joyner-Keeny, 6.19.12
2. ALTA Survey of 154 acre site, Joyner-Keeny, 7.26.12
3. Topographic Survey of 154 acre site, Joyner-Keeny, 6.9.12
4. Boundary Survey of 154 acre site, Joyner-Keeny, 6.12.12
5. Boundary Survey of "Long-Bourne Tract", Joyner-Keeny, 6.19.12
6. Boundary Survey of "3MR Limited Partnership - East Tract," Joyner-Keeny, 6.19.12
7. FEMA Floodplain FIRM Panel 3720.4709.00J, 11.3.04
8. FEMA Floodplain FIRM Panel 3720.3799.00J, 11.3.04
9. "Thumbnails" of available reports.









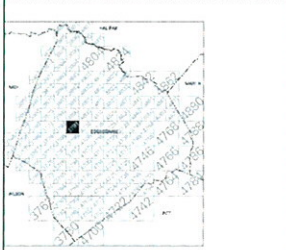








STATE OF NORTH CAROLINA FIRM PANEL LOCATOR DIAGRAM



DATUM INFORMATION

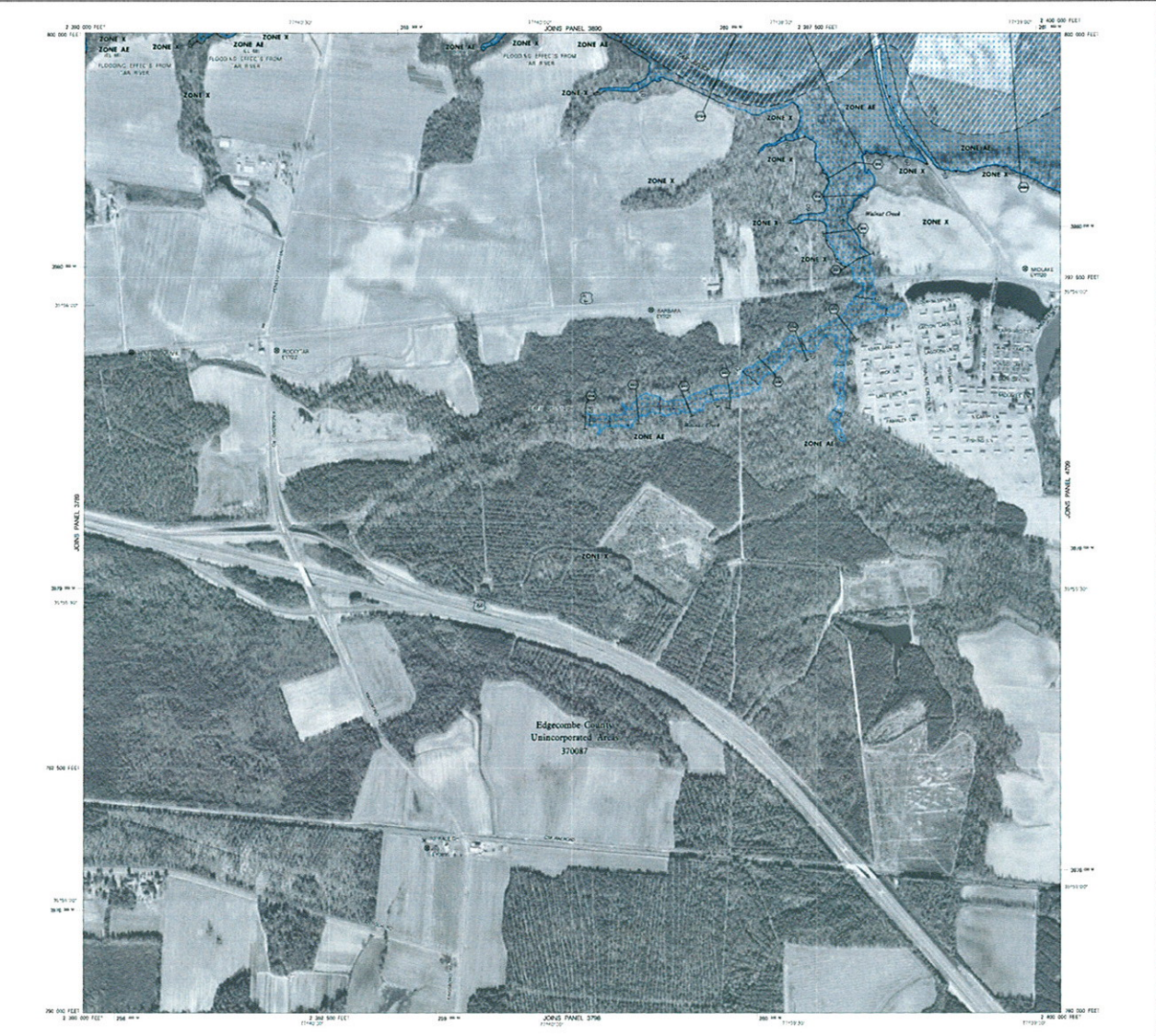
The projection used in the preparation of this map was the North Carolina State Plane (NAD83) 2011. The horizontal datum was the North American Datum of 1983 (NAD 83) at epoch 1. Differences in datum, ellipsoid projection or Universal Transverse Mercator zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in small features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM. All coordinates on this map are in U.S. Survey Feet, where 1 U.S. Survey Foot = 1200/3937 Meters.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988 (NAVD 88). These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. An average offset between NAVD 88 and the National Geodetic Vertical Datum of 1929 (NGVD 29) has been computed for each North Carolina county. This offset was then applied to the NGVD 29 flood elevations that were not revised during the creation of this statewide format FIRM. The offset for each county shown on this FIRM panel are shown in the vertical datum offset table below. Where a county boundary and a flooding zone with unvetted NGVD 29 flood elevations are coincident, a note is shown in the vertical datum offset table below. Where a county boundary and a flooding zone with unvetted NGVD 29 flood elevations are coincident, a note is shown in the vertical datum offset table below. To obtain current elevation, description, and/or location of a **Beach Area** shown on this map, please contact the North Carolina Geodetic Survey at the address shown below. You may also consult the information Services Branch of the National Geodetic Survey at (301) 713-3842, or visit their website at [www.ngs.noaa.gov](http://www.ngs.noaa.gov).

North Carolina Geodetic Survey	County	Average Vertical Datum Offset Table
127 West Jones Street Raleigh, NC 27601 919.723.3600 www.ncgs.noaa.gov	Albemarle	0.177
	Ashe	0.177
	Beaufort	0.177
	Bladen	0.177
	Chatham	0.177
	Columbus	0.177
	Dare	0.177
	Davidson	0.177
	DeWitt	0.177
	Edgecombe	0.177
	Forsyth	0.177
	Franklin	0.177
	Gaston	0.177
	Guilford	0.177
	Hertford	0.177
	Johnston	0.177
	Lincoln	0.177
	Martin	0.177
	Mecklenburg	0.177
	Mooresville	0.177
	Montgomery	0.177
	Nash	0.177
	Onslow	0.177
	Orange	0.177
	Perquimans	0.177
	Rocky Mount	0.177
	Sandhills	0.177
	Wake	0.177
	Wayne	0.177
	Yamhill	0.177

All streams listed in the Flood Hazard Data Table below were studied by detailed methods using field surveys. Other flood hazard data shown on this map may have been derived using either a computer analysis or limited data of riverine analysis. More information on the flooding sources studied by these analyses is contained in the Flood Insurance Study report.

Reach Section	Stream Station	Flood Discharge (CFS)	Floods with Reach Lengths Derived from the Center of Stream to Development Boundary (Using Data Reported or Derived)	
			1% Annual Chance Flood	50 Year Return Period Flood
TARREVER				
3090	306.979	26,300	50.2	2,243.178
3794	372.367	26,300	60.4	1,906.02
Firm data only				

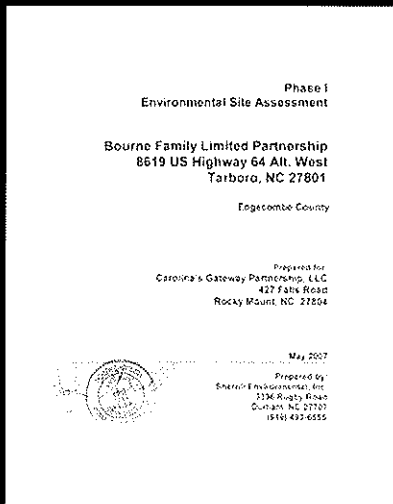


LEGEND

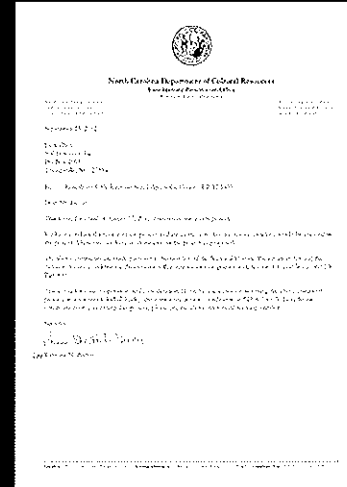
- SPECIAL FLOOD HAZARD AREAS (SHALL BE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD)**
- ZONE X** The 1% annual chance flood (100 year return period) is the base flood. The flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Zone is the area subject to flooding by the former flood control system of Special Flood Hazard Zone A, AE, AO, AH, AF, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.
- ZONE AE** No Base Flood Elevation determined.
- ZONE AO** Base Flood Elevation determined.
- ZONE AH** Flood depths of 1 to 3 feet locally short flow on sloping terrain, average depth determined. For areas of shallow flow flooding, retention also determined.
- ZONE AF** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently abandoned. Zone AF indicates that the former flood control system is being removed to provide protection from the 1% annual chance or greater flood.
- ZONE VE** Areas to be protected from 1% annual chance flood by a Federal flood protection system, under construction, no Base Flood Elevation determined.
- ZONE VE** Coastal flood zone with velocity based actual, Base Flood Elevation determined.
- FLOODWAY AREAS IN ZONE AE** The floodway is the channel of a stream, plus any adjacent floodplain areas that must be kept free of encumbrances to the 1% annual chance flood to be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS**
- ZONE I** Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
- OTHER AREAS**
- ZONE B** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COSTALEAR BARRIER RESOURCES SYSTEM (CBRS) AREAS**
- OUTSTANDING PROTECTED AREAS (OPAs)**
- CBRS AREAS** and **Other** are hereby listed with a status of Special Flood Hazard Area 1% annual chance floodplain boundary.
- 0.2% annual chance floodplain boundary**
- Floodway boundary**
- Zone D boundary**
- CBRS OPA boundary**
- Boundary defining Special Flood Hazard Areas of different Base Flood Elevation, flood depths or flood velocities**
- Base Flood Elevation, flow and velocity information in feet**
- Base Flood Elevation value where uniform within zone, elevation in feet**
- EL: 8671**
- Reference to the North American Vertical Datum of 1988**
- Geographic line**
- Transportation**
- 1:100' = 1" (1:30.48)**
- 1:400' = 1" (1:121.92)**
- 1:600' = 1" (1:182.88)**
- 1:800' = 1" (1:243.84)**
- 1:1000' = 1" (1:304.8)**
- 1:1200' = 1" (1:365.76)**
- 1:1500' = 1" (1:457.2)**
- 1:2000' = 1" (1:609.6)**
- 1:3000' = 1" (1:914.4)**
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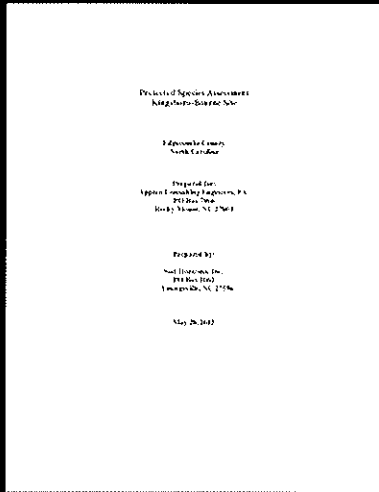
# ADDITIONAL REPORTS



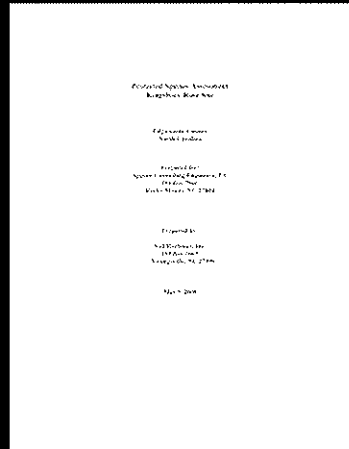
Phase I ESA for the 228 acre "Joel Bourne Tract," by Sherill Environmental, dated May 2007.



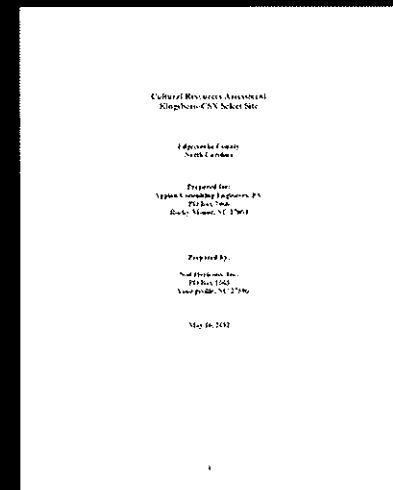
Letter from the NC State Historic Preservation Office (SHPO) confirming that there are no historic resources that would be affected by site development, dated 9.13.12.



Threatened/ Endangered Species assessment for the 154 acre tract, prepared by Soil Horizons, Inc., dated 5.28.12. The report states that there is no indication of threatened or endangered species at the site.



Threatened/ Endangered Species assessment for the 154-acre tract, prepared by Soil Horizons, Inc., dated 5.5.08. The report states that there is no indication of threatened or endangered species at the site.



Cultural Resources assessment for the entire 1,400 acres, prepared by Soil Horizons, Inc., dated 5.6.12. The report states that there are no known historic resources that would be affected by site development.

SPONSORS:



Edgecombe County

