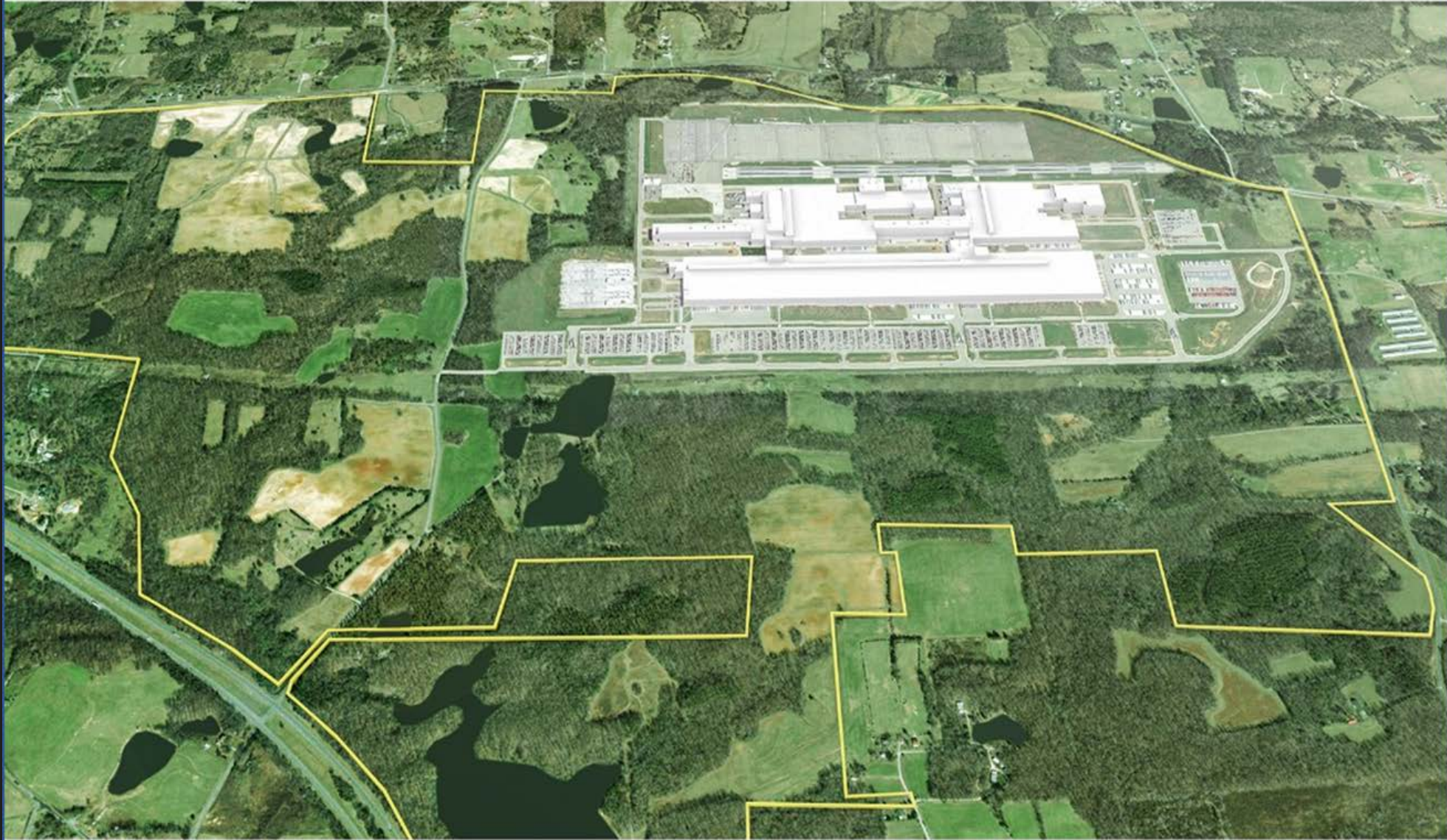


Toyota Automotive Manufacturing Facility

NORTH CAROLINA MEGA-SITES

NC Economic
Developers Association

March 14, 2018



What makes up a Mega-Site?

Site Size:

- 1,000+ Acres
- 700-800+ Acres Contiguous Developable

Transportation Access:

- 4 lane Highway Accessibility w/ Visibility preferred
- Major Rail Provider Access to site (i.e. Norfolk-Southern)
- Proximity to Commercial Airport

Environmental:

- Minimal Wetlands & Streams (i.e. permittable)
- Cleared from Archeological & T&E Resources
- Air Quality - Attainment zone preferred
- Minimal 100-yr flood plains and none dividing the site
- Phase 1 ESA w/ REC's defined or removed

Zoning

- Heavy Industrial

Wet Utilities:

- Water & Sewer Capacity 1.0 MGD or greater
- Adequate Fire Flow Capacity & Pressure (200 GPM for 2 hrs)

Dry Utilities:

- Major Power Lines (115 kV or larger) within close proximity
- Major Natural Gas lines within close proximity
- Fiber Optic / Major Telecom within close proximity

Site Development:

- Minimal Karst / Geological Issues
- Minimal Slope issues (generally 10% or less preferred)
- Minimal Rock preferred

GIS Site Development Data



Environmental

- Soils Maps
- Watersheds
- Wetlands / Floodplains
- EPA Superfund Sites
- Hydrology
- Threatened and Endangered Species
- Cultural Resources

Infrastructure

- Road & Rail Centerlines
- Sewer and Water Service
- Power and Gas Service Lines
- Airports / Ports
- Schools / Hospitals

Land Records

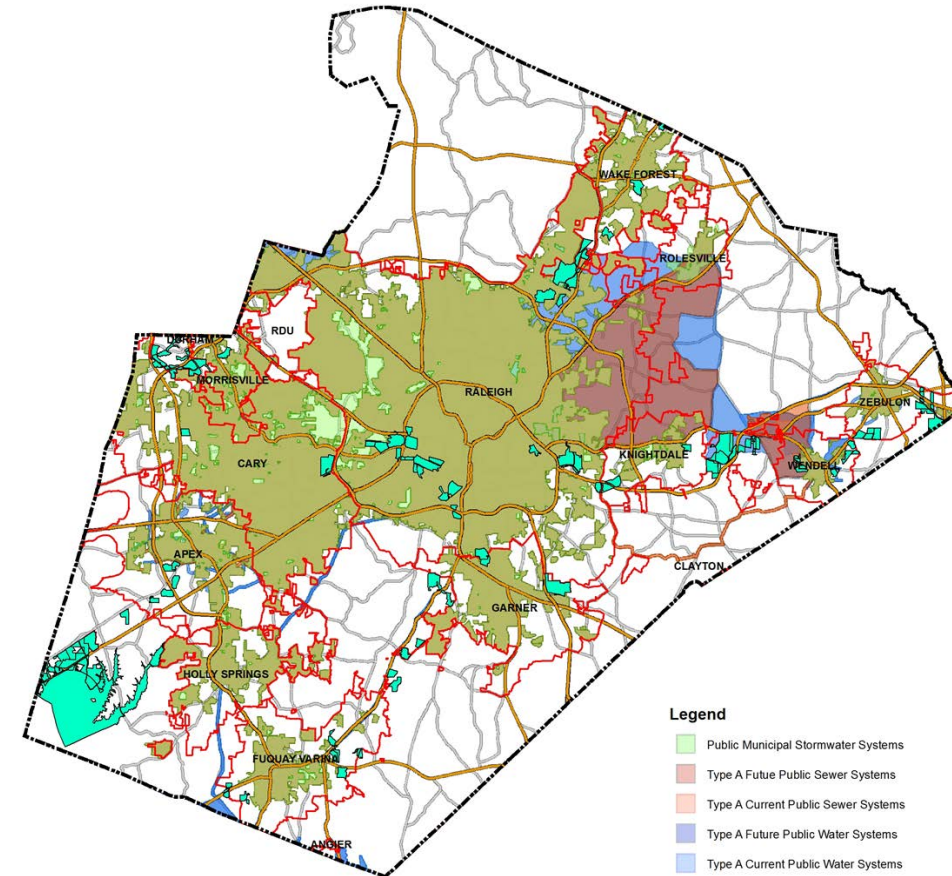
- Parcel Maps
- Building Footprints
- Assessments/ Valuations
- Zoning
- County and Municipal Boundaries

Background Data

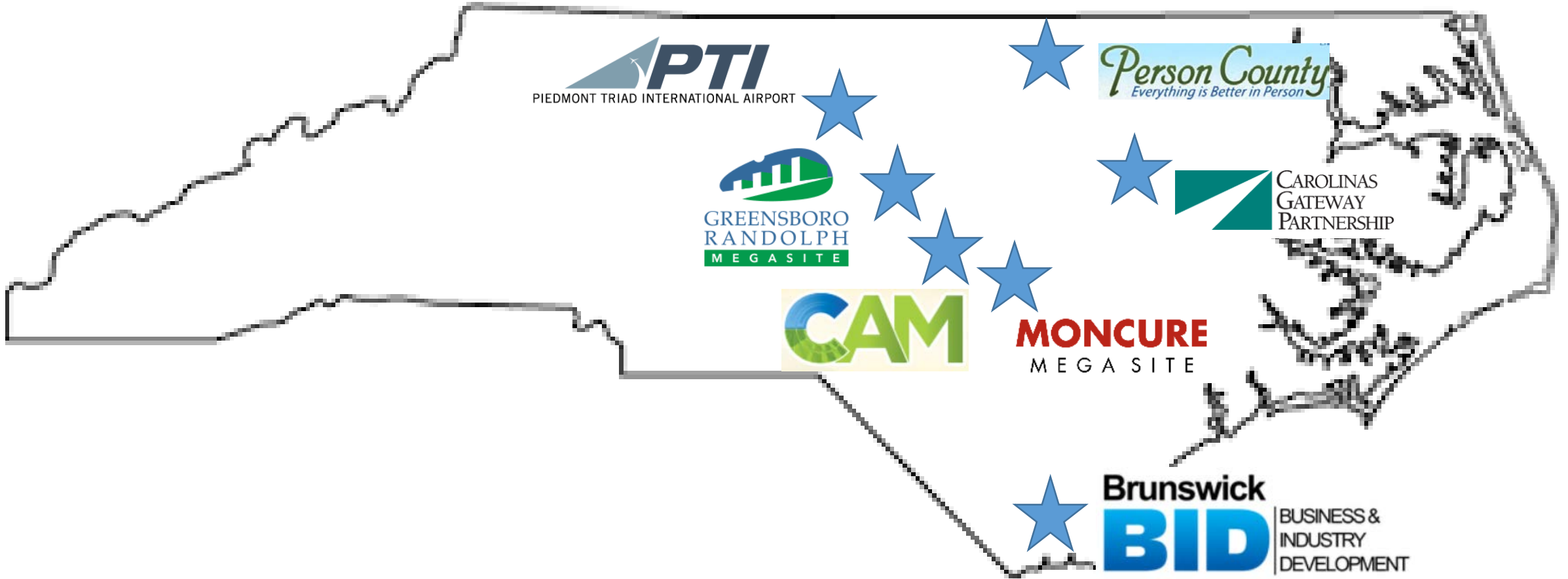
- High Resolution Imagery
- Topography

Risk Profiles

- Hurricanes / Tornadoes / Floods
- Earthquakes / Wild Fires



North Carolina Mega Sites



North Carolina Mega Sites



Site	Acreage	Certifications
Piedmont Triad Airport	1,000	
Greensboro Randolph Mega-Site	1,900	KPMG Certified
Chatham – Siler City Advanced Manufacturing (CAM)	1,802	NC Certified
Chatham – Moncure Mega Site	2,500	NC Certified
Person County Mega Site	1,350	NC Certified
Edgecombe – Kingsboro Mega Site	1,449	CSX Certified
Brunswick – Mid-Atlantic Industrial Rail Park	1,100	CSX & NC Certified
Brunswick – Industrial Logistics Park	1,029	

