2890 Senator Ralph Scott Pkwy.

Manufacturing/Distribution/Warehouse Facility

- 134,336 +/- SF warehouse (shell condition), under construction
- 100,000 +/- SF Expansion Pad
- First Bay Engineered to Accommodate Mezzanine Office & Storage
- Column Spacing: 50’ x 54’
- Center Ceiling Height - 26’
- Dock Area Doors:
  - 13 - Dock High - 10’ x 9’ (Expandable to 22)
  - 1 - Drive-In - 14’ x 12’
- Floor Thickness: 6 inches
- Designed for Sprinkler System: ESFR Designed
- Exterior Material: Load Bearing Tilt-Up Concrete Panels
- Interior Material: Steel Frame
- 17 Paved Parking Spaces (Expandable to 150)

Contact:
Chris Lowe, CCIM
Samet Properties, LLC
309 Gallimore Dairy Rd
Suite 102
Greensboro, NC 27409

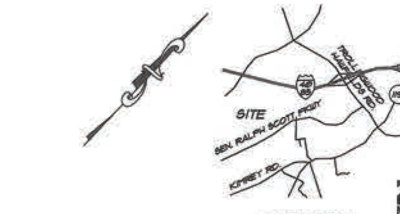
Direct : 336.544.2620
Fax: 336.544.2588
Cell: 336.207.3245
clowe@sametcorp.com

All information is deemed accurate and reliable. However, all information is subject to verification and change.

KIDDE
CBC Americas
Nypro
KIDDE
Badcock Furniture
Sports Endeavors
Corporate Park Drive
Proposed Bypass NC HWY 119
S. Third Street Ext.
NC Route 119
Exit 153
Exit 152
Exit 151
40
85
Trollingwood Rd.
Gibson Rd.
Jimmie Kerr Rd.
Trollingwood Hawfields Rd.
119
Spec. Building Site
Walmart
Lidl
President
Cherry Ln.
Sen. Ralph Scott Pkwy.
Govenor Scott Farm Rd.
Kimrey Rd
NC Route 119
SAMET CORPORATION

BLOCK RETAINING WALL NOTES

1. THE BLOCK RETAINING WALL SYSTEM SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER EXPERIENCED IN THE DESIGN OF BLOCK RETAINING WALL SYSTEMS. THE DESIGN OF THE WALL, INCLUDING BLOCK TEXTURE AND COLOR, SHALL BE APPROVED BY THE OWNER PRIOR TO BEGINNING CONSTRUCTION.
2. THE RETAINING WALL SHALL BE CONSTRUCTED BY A CONTRACTOR WHO IS EXPERIENCED IN THE INSTALLATION OF THE RETAINING WALL AS DESIGNED. THE CONTRACTOR SHALL HAVE CONSTRUCTED A MINIMUM OF 5 RETAINING WALLS OF SIMILAR CHARACTERISTICS, AND SHALL BE APPROVED BY THE MANUFACTURER OF THE SELECTED WALL SYSTEM.
3. MINIMUM DESIGN CRITERIA SHALL INCLUDE -
   - HS 20 LOADING 5 FEET FROM BACK OF WALL.
   - GEOGRID SHALL NOT CONFLICT WITH EXISTING OR PROPOSED UTILITIES OR STRUCTURES. GEOGRID SHALL NOT BE INSTALLED WITHIN PAVEMENT SECTION
   - PROVIDE FOR NEAR VERTICAL PROFILE (1/8" BATTER PER COURSE MAXIMUM)
4. THE LOCATION OF THE WALL INDICATED ON THE PLANS ARE APPROXIMATE AND SHALL COORDINATE WITH OTHER SITE FEATURES. TOP OF WALL GRADES SHALL BE STEPPED UNIFORMLY BETWEEN ELEVATION CHANGES. FINISHED TOP WALL GRADES SHALL BE WITHIN ONE COURSE HEIGHT OF ELEVATIONS SHOWN. ANY VARIATION IN FINISHED TOP OF WALL GRADES SHALL BE HIGHER THAN ELEVATIONS SHOWN ON THE PLAN.
5. THE ELEVATIONS SHOWN AT THE BOTTOM OF WALL ON THE PLAN REPRESENT FINISHED GRADE, AND DO NOT ACCOUNT FOR FOUNDATION DEPTHS.
6. SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM THE BACK OF THE WALL DURING CONSTRUCTION TO PREVENT SATURATION OF BACKFILL MATERIAL.
7. RETAINING WALLS GRATER THAN 4 FEET IN HEIGHT REQUIRE A BUILDING PERMIT.



VICINITY MAP
NOT TO SCALE

NOTES

1. GEOMETRIC AND TOPOGRAPHIC DATA FROM SURVEY BY ALLEY WILLIAMS CARMEN & KING TITLED SURVEY FOR CHANDLER CONCRETE CO, INC DATED OCTOBER 19, 2015 AND A SURVEY BY SACKS SURVEYING AND MAPPING, PC TITLED PARTIAL BOUNDARY AND TOPOGRAPHIC SURVEY FOR KIMREY FARMS, LLC DATED MARCH 29, 2017.
2. A PORTION OF THIS SITE IS LOCATED IN A 1% ANNUAL CHANCE OF FLOOD AREA PER FEMA COMMUNITY PANEL 3710980400J AND 3710980400J, DATED SEPTEMBER 6, 2006.
3. THIS SITE IS NOT LOCATED IN A DESIGNATED WATER SUPPLY WATERSHED.

SITE DATA

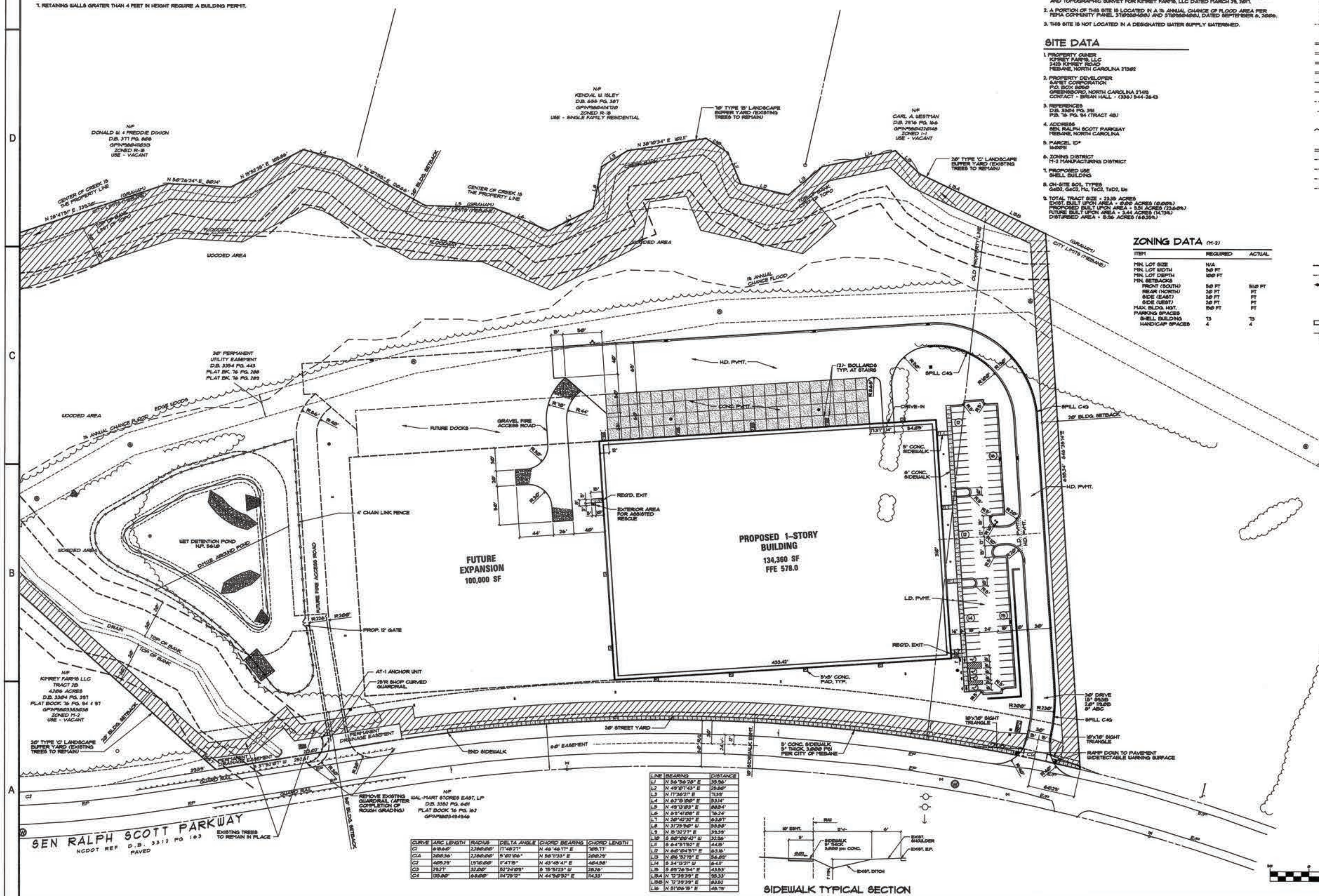
1. PROPERTY OWNER
   KIMREY FARMS, LLC
   2429 KIMREY ROAD
   MEBANE, NORTH CAROLINA 27302
2. PROPERTY DEVELOPER
   SAMET CORPORATION
   P.O. BOX 8050
   GREENSBORO, NORTH CAROLINA 27419
   CONTACT - BRIAN HALL - (336) 544-2643
3. REFERENCES
   D.B. 3304 PG. 351
   P.B. 76 PG. 94 (TRACT 4B)
4. ADDRESS
   SEN. RALPH SCOTT PARKWAY
   MEBANE, NORTH CAROLINA
5. PARCEL ID*
   164091
6. ZONING DISTRICT
   M-2 MANUFACTURING DISTRICT
7. PROPOSED USE
   SHELL BUILDING
8. ON-SITE SOIL TYPES
   GeB2, GeC2, Mc, TaC2, TaD2, We
9. TOTAL TRACT SIZE = 23.38 ACRES
   EXIST. BUILT UPON AREA = 0.00 ACRES (0.00%)
   PROPOSED BUILT UPON AREA = 5.51 ACRES (23.60%)
   FUTURE BUILT UPON AREA = 3.44 ACRES (14.73%)
   DISTURBED AREA = 15.96 ACRES (68.35%)

ZONING DATA (M-2)

ITEM	REQUIRED	ACTUAL
MIN. LOT SIZE	N/A	
MIN. LOT WIDTH	50 FT	
MIN. LOT DEPTH	100 FT	
MIN. SETBACKS		
FRONT (SOUTH)	50 FT	510 FT
REAR (NORTH)	20 FT	FT
SIDE (EAST)	20 FT	FT
SIDE (WEST)	20 FT	FT
MAX. BLDG. HGT.	150 FT	FT
PARKING SPACES		
SHELL BUILDING	73	73
HANDICAP SPACES	4	4

LEGEND

EXISTING	LEGEND	NEW
	BUILDING	
	BITUMINOUS PAVING	
	CONC. SLAB OR PAVING	
---100---	CONTOUR ELEVATION	—100—
• 100.0	SPOT ELEVATION	• 100.0
8" SD	STORM DRAIN LINE	8" SD
	STORM DRAIN INLET	
	STORM DRAIN MANHOLE	
	HEADWALL OR ENDWALL	
SS	SANITARY SEWER LINE	SS
S	SANITARY MANHOLE	
CO	CLEAN OUT	CO
	WOOD FENCE	
	CHAIN LINK FENCE	
	TREE LINE	
	SILT FENCE	
	CONC. CURB & GUTTER	
W	WATER MAIN	W
T	TELEPHONE CONDUIT	T
G	GAS LINE	G
E	ELECTRICAL CONDUIT	E
	FIRE HYDRANT	
	GATE VALVE	
	POST INDICATOR VALVE	
	THRUST BLOCK	
	PIPE BOLLARD	
	LIGHT POLE	
	TELEPHONE OR UTILITY POLE	
	PROPERTY / ROW LINE	
	EASEMENT LINE	
	SOIL CLASSIFICATION	
	IRON PIN OR PROPERTY CORNER	
	STONE MARKER OR PROPERTY CORNER	
	BUILDING SETBACK LINE	
	CONC. SIDEWALK	
	SWALE	
	RIPRAP	
	ROCK CHECK DAM	
	TEMPORARY DIVERSION DIKE	
	EROSION CONTROL MAT	
	CANOPY TREE	



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	618.60'	2,200.00'	17°48'27"	N 46°46'17" E	166.17'
C1A	200.36'	2,200.00'	5°02'06"	N 58°11'33" E	200.29'
C2	405.29'	1,970.00'	11°47'15"	N 43°45'41" E	404.58'
C3	29.27'	32.00'	52°24'09"	S 15°51'23" W	28.26'
C4	135.80'	68.00'	114°25'12"	N 44°50'52" E	114.33'

LINE	BEARING	DISTANCE
L1	N 56°56'28" E	35.96'
L2	N 45°07'43" E	25.80'
L3	N 17°30'21" E	71.38'
L4	N 67°15'00" E	53.14'
L5	N 45°13'03" E	88.54'
L6	N 69°41'08" E	76.24'
L7	N 20°42'32" E	63.87'
L8	N 31°25'50" W	55.58'
L9	N 15°32'27" E	39.39'
L10	S 80°08'42" W	32.96'
L11	S 64°51'52" E	44.15'
L12	N 60°04'57" E	63.16'
L13	N 06°52'19" E	56.89'
L14	S 34°13'21" W	64.11'
L15	S 89°26'54" E	43.53'
L15A	N 12°39'39" E	95.33'
L15B	N 12°39'39" E	83.52
L16	N 51°06'19" E	45.79'

triaddesigngroup
Architecture | Engineering | Interior Design

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NC Architecture Reg. 50709
NC Engineering Lic. C-1108

TRIAD DESIGN GROUP P.C. CORPORATE SEAL NORTH CAROLINA 1994

NORTH CAROLINA PROFESSIONAL SEAL 15809 ENGINEER L. ALLAN HILL

MAY 31, 2017
PROFESSIONAL OF RECORD: L. ALLAN HILL, P.E.

NCCP
Shell Building
Sen. Ralph Scott Parkway
Melville Township, Alamance County
Mebane, North Carolina

Mk.	Date	Description

Revisions

ENLARGED SITE PLAN

Date:	MAY 31, 2017
Drawn: FCS	Check: LAH
Job Number:	17-058
Sheet:	C1.1