SETBACKS, BUFFERS AND SCREENING

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR USE BY ORSBORN ENGINEERING GROUP, PA AS AN AID IN THE PREPARATION OF A PETITION FOR REZONING. ANY USE OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF ORSBORN ENGINEERING GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN ENGINEERING GROUP, PA.

II. VISIBILITY

a. The petitioner shall satisfy the stormwater requirements of the ordinance.

b. Buildings shall have vertical proportions. Expanses of blank wall shall not exceed sixty (60) feet in width without architectural features.

c. Buildings on corners are to be treated as gateways with quality design.

d. Corner buildings shall have two facades which maintain a relationship to each other although they do not need to be identical.

e. Each facade shall have a rhythm that is repeated through the pattern of wall and openings. The building facade shall have an identifiable base, body, and cap with horizontal elements separating these components. The body of the building facade shall be defined by windows and other architectural elements.

f. Each facade shall provide human scaled entries including, but not limited to, recessed entries, sheltering elements, rooflines, trim, color change, material change and architectural features.

g. The street level of the facades shall provide human scaled entries including, but not limited to, recessed entries, sheltering elements, rooflines, trim, color change, material change and architectural features.

h. Windows and storefront glazing shall be divided to be either square or vertical in proportion so that each section is taller than it is wide.

i. The building shall have more than one parapet height.

j. The building shall have more than one material color.

k. Exterior materials that shall not be allowed are as follows:

1. Vinyl siding
2. Painted, smooth faced concrete block (decorative blocks are acceptable)
3. Pre-engineered building metal walls
4. EIFS cornices and parapet trim.
5. Precast concrete
6. Concrete tilt with a base wall paint color in conjunction with varying complimentary accent paint colors.

l. The exterior materials shall include a combination of building materials. The primary (front) facade of the main building shall be identical.

m. Exterior materials that shall be used on the building shall be:

1. Decorative concrete block (either integrally colored or textured)
2. Painted, smooth faced concrete block (decorative blocks are acceptable)
3. Pre-engineered building metal walls
4. EIFS or synthetic stucco shall not be used in the first four feet above grade and shall be limited to only 25% of each facade.

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III. TRAFFIC

a. The petitioner shall construct a public road connection through the site, adjacent to the existing railroad holdings (the "petitioner") to accommodate an industrial development on that approximately 45.03-acre site located at the northwest intersection of campus ridge road and johnson lane, more particularly described as tax parcel number 21522102 (the "rezoning site").

b. Due to the site area required for the public street, the petitioner may utilize mitigation options, including 100% replanting, to meet 100% of the PCCO natural area requirements.

IV. STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE").

V. SUCCESSORS IN INTEREST AND ASSIGNS.

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SITING, EQUIPMENT, AND ENVIRONMENTAL FEATURES

VI. SITE DEVELOPMENT DATA:

TAX PARCEL NUMBER: 21522102

PARKING: AS REQUIRED BY THE ORDINANCE

MAXIMUM BUILDING HEIGHT: HEIGHT AS PERMITTED BY THE ORDINANCE.

PROPOSED DEVELOPMENT: UP TO 470,000 SQUARE FEET OF GROSS FLOOR AREA

PROPOSED USE: INDUSTRIAL/OFFICE

PROPOSED ZONING: I-1 (CD)

EXISTING ZONING: R-12