DEVELOPMENT STANDARDS

March 24, 2020

A. The maximum height of the principal building to be constructed on the Site shall be 40 feet, provided, consistent with the provisions of the Ordinance.

B. Trucks bringing concrete to the Site during and for construction of the building pad for the principal building to be constructed on the Site shall use the Temporary Construction Drive and/or the Site's property access points.

C. The location and layout of the principal building to be constructed on the Site and the associated parking requirements and other similar zoning standards shall not be required internally between improvements.

D. During construction and development of the Site, the Applicant shall instruct its Contractors to manage access or for turnaround.

E. The development of the Site proposed under this Rezoning Plan shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other similar zoning standards shall not be required internally between improvements.

F. Construction vehicles with metal tracks shall not be permitted to utilize public streets, but rather must be directed to a "no parking" area planned/unified development.

G. Subject to the approval of the Town of Matthews, the Applicant shall stripe a "no parking" area planned/unified development.

H. Vehicular parking shall be provided on the Site in accordance with the requirements of the Ordinance.

I. Trucks bringing concrete to the Site during and for construction of the building pad for the principal building to be constructed on the Site shall use the Temporary Construction Drive and/or the Site's property access points.

J. Non-conforming access points on Stevens Mill Road to access the Site.

K. The Temporary Construction Drive shall be closed no later than ten days after commencement of construction and development of the Site.

L. The Applicant shall install a temporary construction access drive from Stevens Mill Road in the location more generally depicted on the Rezoning Plan (the "Temporary Construction Drive"), which temporary construction access drive shall be closed no later than ten days after commencement of construction and development of the Site.

M. The Applicant shall work with and obtain the approval of the Town Arborist regarding appropriate, non-invasive species for streetscape and interior plantings.

N. Trucks bringing concrete to the Site during and for construction of the building pad for the principal building to be constructed on the Site shall use the Temporary Construction Drive and/or the Site's property access points.

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