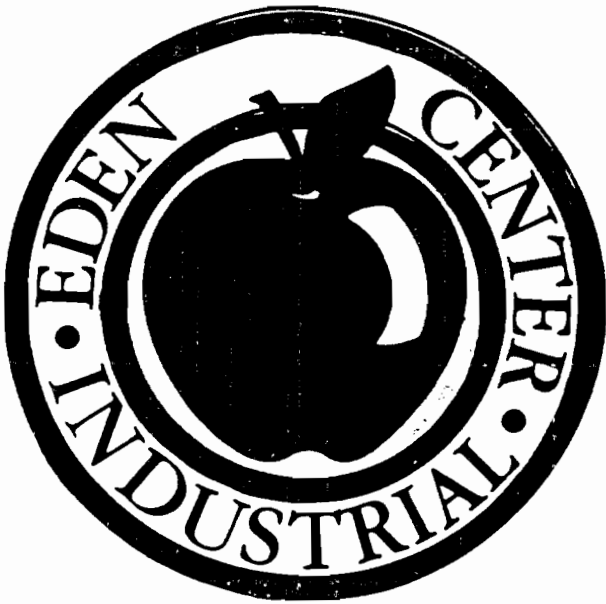


# **EDEN INDUSTRIAL CENTER GUIDELINES**



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# TECHNICAL SERVICES

- Design Guidelines
- Utilities
- Zoning
- Services

Eden, North Carolina

EDEN INDUSTRIAL CENTER

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## EDEN INDUSTRIAL CENTER

### 1. Design Guidelines Outline

#### A. Introduction

These Guidelines are designed to establish several ways and means of providing for the orderly and attractive development of the Eden Industrial Center.

The Eden Industrial Center (EIC) Architectural Review Committee is the reviewing body which interprets proposals for Plans and the compatibility of various Owners' Plans with the overall general plan of development of the EIC. It is concerned with aesthetics, maintenance and operational aspects of the EIC properties, and it is the responsibility and purpose of the Architectural Review Committee to administer the development criteria and procedures, including these Guidelines.

The process for review of preliminary plans or other Plans (as defined in the Declaration) is set forth in the Guidelines.

Any capitalized terms used in these Guidelines will have the same meaning as in the Eden Industrial Center Declaration of Covenants, Conditions, and Restrictions.

#### B. Purpose

The primary objective in establishing these Guidelines are:

- To protect property values and enhance each Owner's investment by insuring a well-planned and maintained development within the Properties;
- To provide a harmonious relationship among all Structures and other improvements located within the Properties;
- To minimize disturbing influences on adjacent or neighboring properties; and
- To contribute to a favorable environment for the Properties and the Owners or occupants located therein.

These Guidelines are designed to be both general and specific so that a set of standards can be identified for each Lot.

Notwithstanding anything to the contrary, nothing contained in these Guidelines shall take precedence over requirements imposed by federal, state and local laws, ordinances and regulations applicable to the Properties and the development thereof.

### C. Design Review and Approval Procedure

Each owner shall make 2 submittals of plans for approval by the Architectural Review Committee; one at the Schematic Design Phase, the other at Final Design. It is recommended that plans be prepared by both registered Architect and Landscape Architect. Three copies of the plans shall be submitted at each design phase. The committee shall return one set with its comments.

#### 1. Initial Submission of Schematic Design

Each owner shall first submit schematic design plans for preliminary review by the Architectural Review Committee. Schematic Plans shall include a general site plan for the Lot which identifies or illustrates setbacks, exterior elevations, landscaping, paving materials and curbing, a general description of building materials to be used in construction of buildings, structures and other improvements and floor plans for all structures or other building improvements. Scale of all plans shall be 1"=40'-0", minimum. If the Architectural Review Committee provides any comments or otherwise disapproves of any part or portion of said schematic Plans, Owner shall respond thereto, in writing or by the submission of modified schematic Plans within fifteen (15) days of receipt of the Architectural Review Committee's comments or objections.

#### 2. Final Plan Submittal

After approval of schematic Plans, final, fully completed Plans shall be submitted for approval. Final Plans shall include a site development plan of the Lot including the nature of proposed "cuts" to existing terrain and grading, together with an identification or description of the Structures and all other improvements. Final plans shall also depict all setback lines relative to the location of Structures and other improvements as well as landscape, irrigation, signage and lighting plans. With respect to Structures and all improvements, the Plans for the main floor of each Structure shall identify and locate all entrances and exits to and from "dumpster" site areas and the locations of appendages to the exteriors of buildings or Structures. Elevations for each side of each Structure shall also be included together with the specifications for exterior materials and colors including color boards and color chips. Sections through exterior walls shall be submitted. Site plans and building elevations shall be drawn to the scales specified in "Initial Submission of Schematic Design". Final plans shall be submitted (three copies) and one (1) set shall be returned by the committee with approvals or committee comments. The Architectural Review Committee shall have fifteen (15) days from receipt of the submission of the Final Plans within which to respond to the Owner with its comments.

In no event shall the Owner commence any construction upon its Lot until the approval of the Architectural Review Committee with respect to the Final Plans has been obtained.

D. Roadways

1. No curb cuts on Fieldcrest Road will be permitted with the exception of the Eden Industrial Center main access road, or those determined necessary by the Architectural Review Committee.
2. No Lot shall have more than two curb cuts on Eden Industrial Center access roads.
3. All roads with Lots shall be curbed with concrete edging as approved by the Architectural Review Committee.

E. Lighting

1. Intent:
  - a. Provide site lighting sufficient for secure passage from parking areas to building entries and for highlighting decorative plant bed areas, and for general lighting of parking areas.
  - b. All roads and parking areas will use high-pressure sodium type lighting.
  - c. Design Recommendation - Each building site shall use a combination of low (3-foot) and medium (10-foot) path and sidewalk lighting, accent spot lighting in landscaped areas and pole lighting (no higher than 25-feet) in parking areas. All fixture types must be consistent with EIC standard and submitted to the Architectural Review Committee.
  - d. No lighting is permitted to be attached to the building except in the loading area, or as otherwise approved by the Architectural Review Committee.
  - e. No lighting can be directed toward roadways or across property lines.
2. Front Yards  
Spot lights on the buildings, on signage, and in plant beds are recommended.
3. Side Yards  
As required by use (see section E-1).

F. Signage and Directories

1. Location and Size of Ground Signs

The park will have a site directory at the entrances to the park. The signage for each individual building will be in the same type and style as that on the directory. Each building is to have a low (no higher than 4 feet) sign on the ground located near its entrance. Individual letters on this sign may not exceed 12 inches in height. Color, where integral to company identity, and logos is permitted. The sign is to be made of unbreakable materials. The size and design of all signs is subject to approval by the Architectural Review Committee.

G. Buildings

1. Setbacks (Any variance must be approved by the Architectural Review Committee.)

- a. 120 feet from Fieldcrest Road right-of-way.
- b. 100 feet from EIC access road curblines.
- c. 50 feet from sides and backs of lots. Buildings will be a minimum of 150 feet away from those of other owners.

2. Exterior Materials and Treatments

a. Building face allowable materials:

- i. Red brick - 4" x 8" brick.
- ii. Warm gray ground-face block 8" x 16" earth tone colors by Plasticrete (or equal).
- iii. Concrete panels with finished exterior surface.

b. Building face materials not allowed:

- i. Wood
- ii. Metal (May be used for temporary walls and certain other limited uses as approved by the Architectural Review Committee.

iii. Vertical ribbed and plain CMU (block).

c. Sidewalks:

Concrete or more decorative materials such as brick. No bituminous concrete walks permitted.

2. Exterior Materials and Treatments (cont'd.)

d. Glass:

- i. Clear or tinted
- ii. No reflecting glass allowed

e. Doors and Window Frames:

Bronze anodized aluminum shall be required for office areas.

f. Rooftop equipment screens may be metal.

g. Overhead Bay Doors:

May be brightly colored metal doors of one approved color per building.

3. Colors

Red brick and warm gray concrete or block colors are desirable as are combinations and contrast. All materials and color schemes are subject to approval by the Architectural Review Committee. Mortar colors to match masonry unit. Bright bay doors of approved complimentary color are permitted (one color per building).

4. Height Limitation

Thirty-five feet (excluding rooftop equipment) or local zoning requirement, whichever is most stringent.

5. Screening of Equipment

- a. On-grade equipment must be screened with the building material or pressure-treated vertical T and G wood fencing and considerable plant material. Stockade, chain-link, or metal screening is not permitted.
- b. Rooftop equipment must be placed centrally, or screened, so as not to be visible from public rights-of-way.
- c. Screening of rooftop HVAC equipment may be metal, blue-gray in color.

6. Building Signage and Graphics

- a. Signage: Logos and company names may be exhibited in three-dimensional lettering on the building. Colors and design should be consistent with those detailed in section F-1. No part or total assembly of such signage shall exceed 30 inches in height.

6. Building Signage and Graphics (cont'd.)
  - b. Bay door numbers should not exceed 18 inches, and should be centered above the overhead doors. These should be consistent with other signs, in color and design.
  - c. No illuminated signs.
  - d. Ground signs (see F-1).
  - e. No signs on buildings facing Fieldcrest Road.

7. Building Plan Forms

Whenever feasible, no building face shall exceed 200 feet without a 90-degree or greater change in plane of a dimension greater than 12 feet.

8. Building Massing and Vertical Form

- a. Low profile (low-pitch) roofs are recommended.
- b. No pitch roofs are permitted to be visible from public rights-of way.
- c. Entries are recommended as recesses in the form or as full-height projections of a coordinated material.
- d. All window and door heads are to align, excluding overhead doors.
- e. Soffits are not permitted except at entries and loading bays.
- f. Some form of relief in the building plane to create a shadow line at column lines is recommended.

#### H. Parking

1. Requirements and Setbacks (Any variance must be approved by the Architectural Review Committee)

All parking and drives will be setback:

- a. 70 feet from Fieldcrest Road right-of-way.
- b. 50 feet from Eden Industrial Center access road.
- c. 30 feet from sides and backs of lots. Where backs or sides of lots are adjacent to EIC access roads, see G-1a and G-1b.

## H. Parking (cont'd.)

### 2. Landscaping

- a. All rows of parking will be interrupted at a minimum of every 18 car spaces with landscaped islands a minimum of 8-feet wide. Islands should be planted with a recommended minimum of one tree and eight shrubs per row of car spaces.
- b. No more than five rows of car spaces will be permitted without a landscaped island the full length of the car row and at a minimum 8-foot width. The island should be planted with a recommended minimum of one tree per two car spaces.
- c. Parking should be concealed behind or beside buildings from Fieldcrest Road and public rights-of-way. Parking will be screened from public rights-of-way and adjacent properties. Screening may be achieved through landscaping, berming, or a combination of both. The following alternatives for screening parking lots may be used where appropriate (subject to approval by the Architectural Review Committee).  
Screening from ground level:

- (1) 3-foot berm and staggered row of 3-foot evergreen shrubs;
- (2) staggered row of 5-foot to 6-foot evergreen shrubs; or
- (3) staggered row of 8-foot to 10-foot evergreen trees.

It is recommended to add deciduous materials to the above to naturalize plantings. Plants will be spaced to form an effective screen at time of planting.

- Screening from above ground level (from buildings, walks, and drives at higher elevations):

- (1) deciduous and evergreen trees of sufficient height to block views of parking.

Plants will be spaced to form an effective screen at time of planting.

- d. Parking lots and drives will be curbed. Drive curbs will be concrete edging as approved by Architectural Review Committee.

### 3. Lighting - See E-1b.

## I. Loading Areas

1. Loading areas should be concealed behind or beside buildings from Fieldcrest Road and EIC access roads.

I. Loading Areas (cont'd.)

2. Loading areas should be screened from public rights-of-way and adjacent properties. Screening may be walls, fences, landscaping, or a combination of the above. Walls and fences used will be consistent with the building architecture and subject to approval of the Architectural Review Committee. Landscaping may be used as a screen itself or to soften the appearance of structural screens. Typical screens may be the following as appropriated and subject to approval by the Architectural Review Committee.
  - a. Staggered row of 8-foot to 10-foot evergreen trees spaced to form a heavy screen effective at time of planting.
  - b. Wall which is an extension of the building facade softened by clumps of flowering or evergreen trees 10 feet to 12 feet high approximately every 30 feet.

J. Exterior Storage and Service Areas

1. Exterior storage and service areas will be concealed behind buildings from Fieldcrest Road and EIC access roads.
2. Exterior storage and service areas will be screened from public rights-of-way and adjacent properties. Screening may be walls, fences, landscaping, or a combination of the above. Walls and fences used will be consistent with the building architecture. Landscaping may be used as a screen itself or to soften the appearance of structural screens. See Section H above for typical examples of screening.

K. Fencing

1. Perimeter fencing and fencing around employee parking lots is subject to approval by the Architectural Review Committee.

L. Utilities

1. All utility lines should be constructed underground; exceptions are subject to approval by the Architectural Review Committee.

M. Trash Facilities

1. Trash facilities will be located behind buildings, screened (as described in Section H above), and fenced.

N. Irrigation and Maintenance

1. The maintenance of landscaped materials will be assured. Maintenance plans will be submitted to the Architectural Review Committee for approval.

O. Landscaping

1. Entrances will be located in a manner consistent with other buildings on the site. All entrances will be treated with attractive paving materials, landscaping, and lighting.
2. Landscaping will be provided to screen parking lots, loading and services facilities, to make entrances attractive, and to break up building facades. Facades that extend greater than 75 feet are recommended to have substantial landscape treatment.
3. Berming is permitted and recommended for screening purposes and to help break up long building facades except along Fieldcrest Road.
4. Size of plant materials:
  - a. Plant materials for screening are as mentioned above. See Section G, H, and I.
  - b. All deciduous shade trees shall be a minimum of 2 inches to 2-1/2 inches caliper.
  - c. All deciduous flowering trees shall be a minimum of 2 inches caliper.
  - d. All evergreen trees shall be a minimum of 8-feet to 10-feet high except where used as a hedge or screen for parking areas. See Section H-2.
  - e. All spreading shrubs shall be a minimum spread of 18-inches to 24-inches.
  - f. All upright shrubs shall be a minimum of 2-1/2 feet to 3-feet except where lower heights are needed for design purposes.
5. Walkways will be provided from parking to building entrance areas. Paving materials will be concrete, brick, or some other attractive material. Bituminous concrete walks are not permitted.

P. Site Grading and Drainage

1. All site grading will blend with existing site topography.
2. Building finish floor elevations will be higher than surrounding roads and parking.
3. Maximum slopes on lawn areas will be 3:1.
4. Maximum slopes on planted areas will be 2:1.

P. Site Grading and Drainage (cont'd.)

5. Parking lots shall pitch away from buildings.
6. Paved areas shall slope a maximum of 5 percent.
7. All site drainage will be picked up within property lines and piped or brought by streams to retention ponds provided.

General Analysis Information On Chemical Makeup Of Eden's Water

Inorganic Chemicals

Primary			Oct '85	Oct '84
	MCL		Our Water	Our Water
Arsenic	0.0500	ug/l	0.0100 ug/l	< 0.0050 ug/l
Barium	1.0000	ug/l	0.1000 ug/l	< 0.0500 ug/l
Cadmium	0.0100	ug/l	0.0050 ug/l	< 0.0050 ug/l
Chromium	0.0500	ug/l	0.0100 ug/l	< 0.0050 ug/l
Lead	0.0500	ug/l	0.0300 ug/l	< 0.0050 ug/l
Mercury	0.0020	ug/l	0.0002 ug/l	< 0.0020 ug/l
Selenium	0.0100	ug/l	0.0050 ug/l	< 0.0050 ug/l
Silver	0.0500	ug/l	0.0500 ug/l	< 0.0050 ug/l
Sodium	n/a	ug/l	23.0000 ug/l	n/a ug/l
Fluoride	1.4000	ug/l	1.1000 ug/l	0.9200 ug/l
Nitrate	10.0000	ug/l	1.0000 ug/l	0.3600 ug/l

Secondary

Iron	0.0300	ug/l	<0.05 ug/l	<0.05 ug/l
Manganese	0.0500	ug/l	<0.03 ug/l	<0.03 ug/l
Chloride	250.0000	ug/l	<10.00 ug/l *	<10.00 ug/l
Copper	1.0000	ug/l	n/a ug/l	0.0500 ug/l
Sulfate	250.0000	ug/l	n/a ug/l	n/a ug/l
TDS	500.0000	ug/l	n/a ug/l	n/a ug/l
Zinc	5.0000	ug/l	<3.00 ug/l	<3.00 ug/l
Color	15.0000	Units	0.0000 Units *	0.0000 Units
Odor	3	TOU	0.0000 TOU *	0.0000 TOU
Turbidity	1	NTU	<0.20 NTU *	<0.20 NTU
pH	n/a	Units	7.0-7.3 Units*	7.3-7.6 Units

Organic Chemicals

			May '86	May '83
Endrin	0.0002	ug/l	0.0001 ug/l	< 0.0002 ug/l
Lindane	0.0040	ug/l	0.0004 ug/l	< 0.0040 ug/l
Methoxychlor	0.1000	ug/l	0.0010 ug/l	< 0.1000 ug/l
Toxaphene	0.0050	ug/l	0.0020 ug/l	< 0.0050 ug/l
Chlorophenoxys				
2,4-D	0.1000	ug/l	0.0010 ug/l	< 0.1000 ug/l
2,4,5-TP	0.0100	ug/l	0.0010 ug/l	< 0.0100 ug/l
Trihalomehtanes				
Total	0.1000	ug/l	0.0550 ug/l †	0.0490 ug/l

Microbiological  
Total Coliform

<2.2 per 100 ml.

Radiological

		April 83
Gross Alpha	< 5.0 pCi/L	< 1.0 pCi/L
Gross Beta	< 5.0 pCi/L	< 1.0 pCi/L

† This Represents A Composite Four Quarter Average

\* This Is Based On Results Performed In Our Lab

B Sewer

The City of Eden operates a wastewater treatment system comprised of two plants with a combined rated capacity totaling 7.5 MGD. The largest plant (located on Mebane Bridge Road) has a capacity of 7.0 MGD. The Mebane Bridge Road plant is located south of the city adjacent to the Dan River which receives its discharge. The smaller plant has a .5 MGD capacity and it located east of the city along Dry Creek.

Current excess capacity in the system is 2.2 MGD distributed as follows:

Mebane Bridge Road - 2.1 MGD  
Dry Creek - 0.1 MGD

Both plants are activated sludge type facilities and treat both domestic and compatible industrial wastewaters.

In 1987, a 5.3 mile, 18" force main with a total line capacity of 3 MGD was constructed to connect the Dry Creek facility with the Mebane Bridge Road plant in order to serve a new industry. Flows from a second new industry and the Dry Creek plant have since been added to the line reducing line capacity to about 1.7 MGD. Wastewater from the Eden Industrial Center will flow by gravity to Dry Creek, pumped into this force main, and taken back to the Mebane Bridge Road plant.

Sewer service to the Eden Industrial Center is provided as follows:

Line Sizes and Locations

8" line on Fieldcrest Road (existing)  
12" line near Front Street (existing - extended to park)  
18" line into park (proposed)

Rate

\$.68/1000 gallons

Alternatives for expanding capacity both to the entire city system and to the Center are now under study.

C. Natural Gas

The Eden-Rockingham County area is served from the Transcontinental Gas Pipeline with local distribution rights belonging to North Carolina Gas Service (a division of Pennsylvania and Southern Gas Company).

N.C. Gas taps the pipeline just south of Eden and transports gas into the city via an 8" high pressure line. No local industrial plants have ever ceased or limited operations due to cutbacks in natural gas.

Natural gas service to the Eden Industrial Center will be provided as follows:

Line Size and Locations

- 4" line on Stadium Drive (existing)
- 4" line on New Street (under construction)
- 4" line on Fieldcrest Road (under construction)

Line Pressure

50-60 lbs. (all lines)

Rates

Based on use (priority) and volume  
Rate schedule available upon request

Connections

N.C. Gas will conduct feasibility study and run line from tap to building without charge to customer based on anticipated revenues.

Connections are available on an interruptable and non-interruptable basis.

D. Electric Power

Duke Power Company will provide electric service under rules and regulations set forth by the North Carolina Utilities Commission in the areas assigned to Duke Power Company under the North Carolina Territorial Assignment Act.

The Eden-Rockingham County area is served by Duke Power Company. Duke Power's service area covers 20,000 square miles including west-central North Carolina and northern South Carolina. Duke's total generating capability is 14,927,000 kw - 54% by nuclear, 44% by coal, 2% by hydro-electric and other sources.

1. Standard Service

Our standard practice is to furnish all of the customer's power requirements with above ground facilities at one voltage through one meter at a standard voltage. This service will be provided from the company, dependent upon the customer's load, voltage requirements, facilities available in the area, or other special requirements.

In providing service to the customer, Duke Power Company will own, install, and maintain an incoming line, transformers (if desired), and metering equipment. On his property, the customer must provide the necessary rights-of-way for an incoming line and for the facilities needed for this service including an all-weather access road if needed. The location of these rights-of-way and facilities are to be mutually agreed upon by the customer and Duke Power Company.

Duke Power Company will provide 60 Hertz service at one of the approximate voltages, where possible:

Single - phase 120/240 volts; or  
3 - phase, 208Y/120 volts, 460y/265 volts, 480y/277 volts; or  
3 - phase, 3 wire, 240, 460, 480, 575, or 2300 volts; or  
3 - phase, 4160y/2400, 12470y/7200, or 24940y/14400 volts, or  
3 - phase voltages other than the foregoing, but only at the Company's option, and provided that size of the Customer's contract warrants a substation solely to serve that Customer and further provided that the Customer furnish suitable outdoor space on the premises to accommodate a ground-type transformer installation, or substation, or a transformer vault built in accordance with the Company's specifications.

Prospective customers should ascertain the available voltage before purchasing equipment.

D. Electric Power (cont'd.)

2. Non-Standard

Duke Power Company recognizes that some of our customers may have special requirements not fulfilled by our standard service. We will attempt to positively respond to all customer requests for non-standard service requirements as long as they are reasonable, cost effective, adaptable to our system, etc. For non-standard services, or "Extra Facilities", Duke Power will provide the requested facilities based on a monthly cost. Duke Power will continue to own and maintain the equipment. Some examples of service provided through Extra Facilities include:

- Multiple deliveries totalized under one meter for billing purposes,
- Facilities beyond the delivery point,
- Spare or dedicated transformation,
- Additional transformer capacity,
- Express feeders,
- Alternate feeders

This is not a complete list of services provided under extra facility agreements. Please inquire for more information or particular needs.

Service to the Eden Industrial Center is provided as follows:

Line Voltages and Locations

- 12 KV - Distribution lines along Stadium Drive, New Street Fieldcrest Road and Edgewood Road.
- 44 KV - Transmission line between Edgewood Road and EIC and along rail line on north side of EIC.
- 100 KV - Transmission line between Edgewood Road and EIC.

3. Additional Information

More detailed information can be obtained by contacting Duke Power Company. This information includes, but is not limited to:

- Standard and Time-of-Day rate schedules for Residential, Commercial, and Industrial customers.
- Interruptible Power Service
- Cogeneration Rate Schedules
- Service Regulations
- Underground Installation Plan
- Outdoor Lighting

This information is subject to change as ordered by the North Carolina Utilities Commission.

## EDEN INDUSTRIAL CENTER

### 3. Zoning

#### A. Planning

The City of Eden created a new zoning district especially for development such as the Eden Industrial Center. The idea was to provide an area to accommodate as broad a range of industries as possible but which remained sensitive to the character of the surrounding area. The result is a district designed to accept most light to moderate manufacturing concerns with some areas for compatible heavy manufacturing. Also, an adjacent 76 acre tract has been zoned for office development.

#### B. Industrial Park District Defined

This district is defined as an area located within the boundaries of an industrial park, but situated where residential development, or prospective development, is in close proximity on one or more sides of the district. This district is usually located along railroad sidings or major thoroughfares, but where certain operations could adversely affect nearby properties. The purpose of this district is to permit the normal operations of almost all industries, excepting those that would be detrimental to adjoining properties. Excluding from this district are those industries which are noxious by their emission of smoke, dust, fumes, glare, noise, and vibrations and those industries which deal primarily in hazardous materials including explosives.

#### C. Dimensional Requirements

##### 1. Lot Width

Minimum required lot width shall be two hundred (200) feet,

##### 2. Yard Requirements

Minimum front yard depth shall be twenty (20) feet which shall be devoted for sidewalks, grass, and plants, and the necessary entrance and exit of driveways.

Minimum required width of side yard shall be twenty (20) feet.

Minimum required depth of rear yard shall be twenty (20) feet.

##### 3. Building Height

No building shall exceed thirty-five (35) feet in height unless the depth of front and total width of side yards required herein shall be increased, five (5) feet for each ten (10) feet or fraction thereof, of building height in excess of thirty-five (35) feet; church spires, flags poles, antennas, chimneys and similar accessories to buildings are exempt from this height limitation.

C. Dimensional Requirements (cont'd.)

4. Visibility at Intersections

On a corner lot nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to impede vision between a height of two and one-half (2 1/2) feet and ten (10) feet in a triangular area formed by a diagonal line between two (2) points on the right-of-way lines, twenty (20) feet from where they intersect.

D. Required Buffers

After the effective date of this Ordinance, where this district abuts a lot in a residential district or land occupied by any residential use permitted by this Ordinance, the Planning Board may require the owner of the industrial property to provide and maintain along said property line a continuous visual buffer. The buffer shall be a compact evergreen hedge or other type of evergreen foliage screening, or shall be a combined fence and shrubbery screen, the latter facing the residential use.

E. Off-Street Parking and Loading

Off-Street parking and loading shall be provided according to the provisions set forth in Section 11.25 of this Ordinance.

## EDEN INDUSTRIAL CENTER

### 4. Services

#### A. Telephone

Service to the Eden-Rockingham County area is provided by CENTEL (Central Telephone Company). CENTEL is the third largest telephone company in the state providing local telephone service to 175,000 customers in 21 piedmont and western North Carolina counties.

CENTEL has a countywide digital switching network including the latest in fiber optic technology providing for high speed, high quality transmission of both voice and data messages.

Occupants of the Eden Industrial Center may select from a variety of customer services including terminal equipment such as PBX and key systems, radio loop data service, and WATS service.

In terms of customer owned or leased equipment, CENTEL provides state-of-the-art support in sales, engineering, installation, and service for many communications equipment manufacturers.

#### B. Express Mail/Package Delivery

Service is provided by several "next day" carriers including: Federal Express, Purolator Courier, UPS, Pony Express.

#### C. Western Union/Telex

Western Union maintains an office in Eden located at 704 Washington Street. Office hours are 9 am - 5 pm Monday through Friday. A toll free number is offered.

#### D. Other Utilities/Services

##### 1. Fuel Oil

Industrial grade #2 fuel oil is available in the Eden-Rockingham County area through several local distributors. Delivery is available in truck tank and small truck quantities. Local "on hand" storage supplies are adequate. Heavier oils such as #4 and #6 are available but must be procured from outside the county through local or regional dealers.

##### 2. Liquid Propane Gas

Industrial users may obtain L.P. Gas from North Carolina Gas Service or from independent distributors. Delivery is available in cylinder and bulk quantities.

EDEN INDUSTRIAL CENTER

4. Services - Other Utilities/Services - (cont'd.)

3. Coal

Coal is generally available in all types and grades. Two large coal users - Miller Brewing Company brewery and Duke Power Company Dan River Steam Generating plant - are located near the Center.

4. Solid Waste Disposal

Industrial dumpster collection is provided through two private waste disposal firms in the local area. Eden Industrial Center tenants may contract with these firms for pick up. Rates are negotiable depending upon the type and frequency of service. The vendor provides all equipment, maintenance, repair, etc. Waste from individual sites is taken to the county landfill. The landfill has few limitations on what it will accept; however, hazardous/toxic material and wastes in liquid form are not accepted.

5. Hazardous Waste Handling

Hazardous waste management, movement, and disposal services are available locally through GSX (a subsidiary of Genstar Corp.). GSX operates a Regional Service Center in Reidsville (12 miles from the Center) and offers a variety of services including: emergency or planned response personnel and equipment, packaging and transportation services, and technical assistance and information/training services.

6. Fire/Police Protection

Fire: City Fire Department - City Insurance rating-5  
Response time from nearest station - 4 minutes.  
Police: City Police Department - Patrols hourly or better.

7. Private Security

Several private security firms are available in the Greensboro/Triad area.