

20' TYPE "A" BUFFER

20' TYPE "A" BUFFER

100' SETBACK

OFFICE / STORAGE

MULTI-FAMILY

NATURAL

NATURAL

100' SETBACK

20' TYPE "A" BUFFER

20' TYPE "C" BUFFER

US HWY 15/501

100' SETBACK

RETAIL

100' SETBACK

20' TYPE "A" BUFFER

CONCEPT MASTER PLAN
WITH 100' SETBACK

20' TYPE "A" BUFFER

WILDER RIDGE

100' SETBACK

POLKS LANDING ROAD
(SR 1530)

20' TYPE "B" BUFFER

20' TYPE "C" BUFFER

LYSTRA ROAD
(SR 1721)



20' TYPE C BUFFER (HWY 15 / 501)
 CANOPY TREES 40' O.C.
 ORNAMENTAL TREES 20' O.C.

20' TYPE A BUFFER
 EVERGREEN TREES 20' O.C.
 EVERGREEN SHRUBS 5' O.C.

100' SETBACK

100' SETBACK

EXISTING EVERGREEN AND DECIDUOUS
 VEGETATION TO REMAIN ALONG
 PERIMETER BUFFERS. DEVELOPER WILL
 SUPPLEMENT EX. VEGETATION WITH
 PLANT MATERIAL TO MEET PERIMETER
 BUFFER PLANTING REQUIREMENT.

20' TYPE A BUFFER
 EVERGREEN TREES 20' O.C.
 EVERGREEN SHRUBS 5' O.C.

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100' SETBACK

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20' TYPE B BUFFER (HWY 15 / 501)
 EVERGREEN / DECIDUOUS TREES 30' O.C.
 EVERGREEN SHRUBS 6' O.C.

20' TYPE C BUFFER (LYSTRA ROAD)
 CANOPY TREES 40' O.C.
 ORNAMENTAL TREES 20' O.C.

LEGEND:

- STREAM BUFFER
- CONSERVATION AREA
- 100' SETBACK
- STORMWATER MANAGEMENT POND
- GROUND COVER AND ORNAMENTAL GRASSES
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- EVERGREEN TREE
- EX. EVERGREEN AND DECIDUOUS CANOPY TREES

SITE SUMMARY:

THE FOLLOWING USES AND SQUARE FOOTAGES ARE PROPOSED FOR THE WILLIAMS CORNER PROJECT. SITE PLAN IS CONCEPTUAL IN NATURE. FINAL SITE PLAN AND SQUARE FOOTAGES WILL BE BASED ON FINAL END USERS. FINAL SITE PLANS FOR INDIVIDUAL SECTIONS OF THE WILLIAMS CORNER PROJECT WILL BE SUBMITTED FOR APPROVAL BY CHATHAM COUNTY.

| | |
|------------------------------|--------------------------|
| RETAIL | 90,000 SF TO 140,000 SF |
| STORAGE | 80,000 SF TO 120,000 SF |
| OFFICE | 50,000 SF TO 90,000 SF |
| SUBTOTAL COMMERCIAL & OFFICE | 220,000 SF TO 350,000 SF |

| | |
|----------------------|---------------|
| MULTI-FAMILY (NORTH) | 225-275 UNITS |
| MULTI-FAMILY (SOUTH) | 225-275 UNITS |

PARKING IS SHOWN ON PLAN TO MEET CHATHAM COUNTY OFF-STREET PARKING REQUIREMENTS.

ISA SUMMARY

PROJECT AREA: 118.08
 MAXIMUM ISA: 24% OR 28.34 ACRES
 PROVIDED ISA: ± 28.00 ACRES OR 23.75%

PROPOSED PARCELS:

PROJECT IS MADE UP OF 14 CURRENT PARCELS THAT WILL GET RECOMBINED. PROJECT WILL HAVE UP TO 12 NEW PARCELS MADE UP OF 1) COMMON AREA/RIPARIAN BUFFERS ± 71.3 ACRES, 2) MULTI-FAMILY NORTH ± 13.2 ACRES, 3) MULTI-FAMILY SOUTH ± 14.4 ACRES, AND NINE ADDITIONAL PARCELS (± 19.1 ACRES) BASED ON FINAL END USERS FOR RETAIL, OFFICE AND STORAGE USES.



20' TYPE C BUFFER
CANOPY TREES 40' O.C.
ORNAMENTAL TREES 20' O.C.

20' TYPE B BUFFER
EVERGREEN /DEC. TREES 30' O.C.
EVERGREEN SHRUBS 6' O.C.

EXISTING LOBLOLLY PINE AND DECIDUOUS
VEGETATION TO REMAIN. SUPPLEMENT EX.
VEGETATION WITH EVERGREEN PLANT MATERIAL TO
MEET PERIMETER BUFFER PLANTING REQUIREMENT.

100' BUILDING SETBACK

20' TYPE C BUFFER
CANOPY TREES 40' O.C.
ORNAMENTAL TREES 20' O.C.

+/- 300 L.F. STREAM BUFFER TO REMAIN
UNDISTURBED. EX. VEGETATION
CONSISTS OF MATURE DECIDUOUS
AND EVERGREEN PLANT MATERIAL.

+/- 500 L.F. STREAM BUFFER TO REMAIN
UNDISTURBED. EX. VEGETATION
CONSISTS OF MATURE DECIDUOUS
AND EVERGREEN PLANT MATERIAL.

EXISTING LOBLOLLY PINE AND DECIDUOUS
VEGETATION TO REMAIN. SUPPLEMENT EX.
VEGETATION WITH EVERGREEN PLANT
MATERIAL TO MEET PERIMETER BUFFER
PLANTING REQUIREMENT.

EXISTING LOBLOLLY PINE AND
DECIDUOUS VEGETATION TO
REMAIN. SUPPLEMENT EX.
VEGETATION WITH EVERGREEN
PLANT MATERIAL TO MEET
PERIMETER BUFFER PLANTING
REQUIREMENT.

20' TYPE A BUFFER
EVERGREEN TREES 20' O.C.
EVERGREEN SHRUBS 5' O.C.

- LEGEND:
- STREAM BUFFER
 - CONSERVATION AREA
 - 100' SETBACK
 - STORMWATER MANAGEMENT POND
 - GROUND COVER AND ORNAMENTAL GRASSES
 - CANOPY TREE
 - ORNAMENTAL TREE
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 - EVERGREEN TREE
 - EX. EVERGREEN AND DECIDUOUS CANOPY TREES



EXISTING LOBLOLLY PINE AND DECIDUOUS VEGETATION TO REMAIN. SUPPLEMENT EX. VEGETATION WITH EVERGREEN PLANT MATERIAL TO MEET PERIMETER BUFFER PLANTING REQUIREMENT.

+/- 300 L.F. STREAM BUFFER TO REMAIN UNDISTURBED. EX. VEGETATION CONSISTS OF MATURE DECIDUOUS AND EVERGREEN PLANT MATERIAL.
20' TYPE A BUFFER
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EVERGREEN SHRUBS 5' O.C.

EXISTING LOBLOLLY PINE AND DECIDUOUS VEGETATION TO REMAIN. SUPPLEMENT EX. VEGETATION WITH EVERGREEN PLANT MATERIAL TO MEET PERIMETER BUFFER PLANTING REQUIREMENT.

+/- 225 L.F. STREAM BUFFER TO REMAIN UNDISTURBED. EX. VEGETATION CONSISTS OF MATURE DECIDUOUS AND EVERGREEN PLANT MATERIAL.

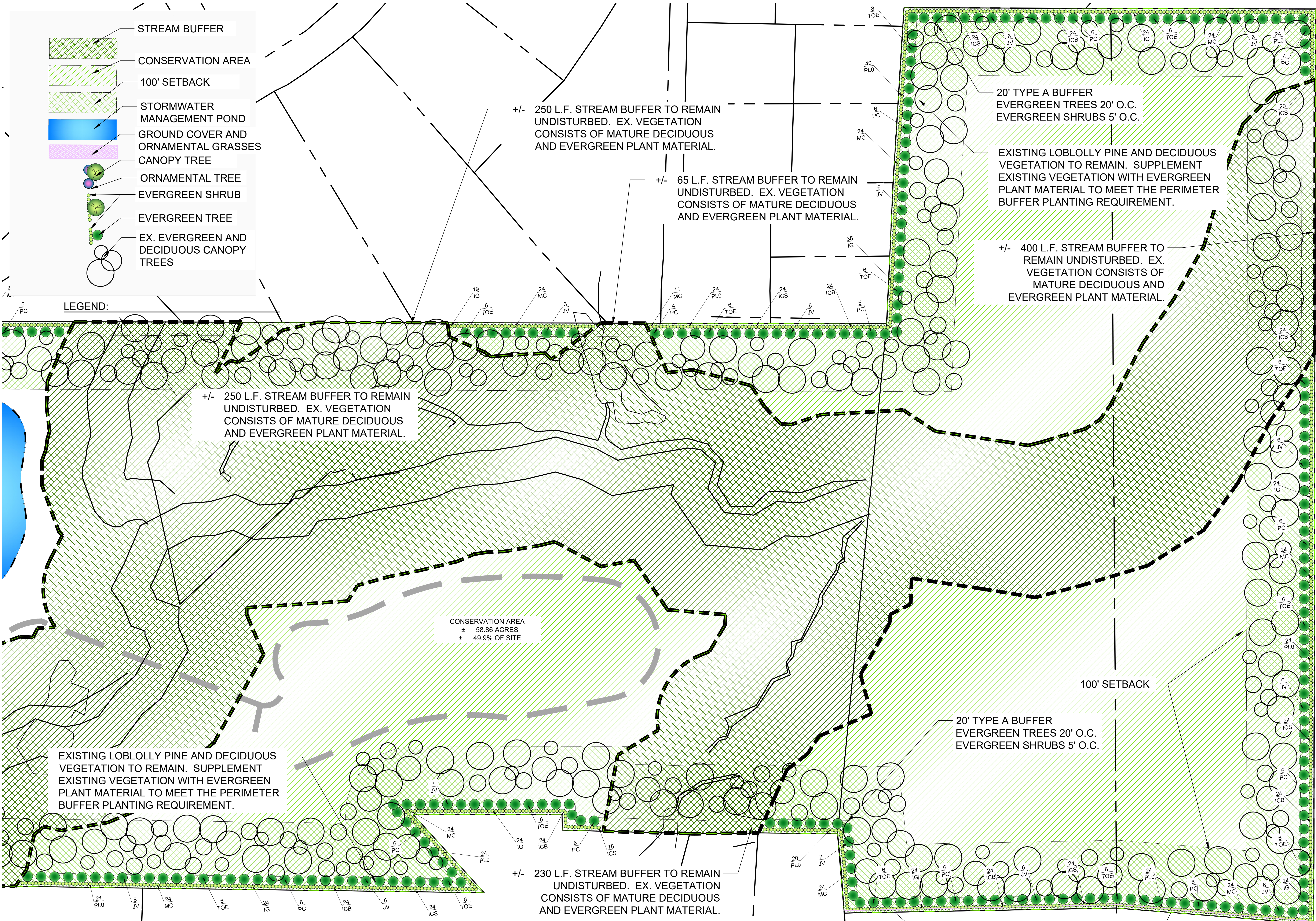
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 - EX. EVERGREEN AND DECIDUOUS CANOPY TREES

+/- 250 L.F. STREAM BUFFER TO REMAIN UNDISTURBED. EX. VEGETATION CONSISTS OF MATURE DECIDUOUS AND EVERGREEN PLANT MATERIAL.

+/- 65 L.F. STREAM BUFFER TO REMAIN UNDISTURBED. EX. VEGETATION CONSISTS OF MATURE DECIDUOUS AND EVERGREEN PLANT MATERIAL.

+/- 250 L.F. STREAM BUFFER TO REMAIN UNDISTURBED. EX. VEGETATION CONSISTS OF MATURE DECIDUOUS AND EVERGREEN PLANT MATERIAL.

+/- 400 L.F. STREAM BUFFER TO REMAIN UNDISTURBED. EX. VEGETATION CONSISTS OF MATURE DECIDUOUS AND EVERGREEN PLANT MATERIAL.

+/- 230 L.F. STREAM BUFFER TO REMAIN UNDISTURBED. EX. VEGETATION CONSISTS OF MATURE DECIDUOUS AND EVERGREEN PLANT MATERIAL.

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EXISTING LOBLOLLY PINE AND DECIDUOUS VEGETATION TO REMAIN. SUPPLEMENT EXISTING VEGETATION WITH EVERGREEN PLANT MATERIAL TO MEET THE PERIMETER BUFFER PLANTING REQUIREMENT.

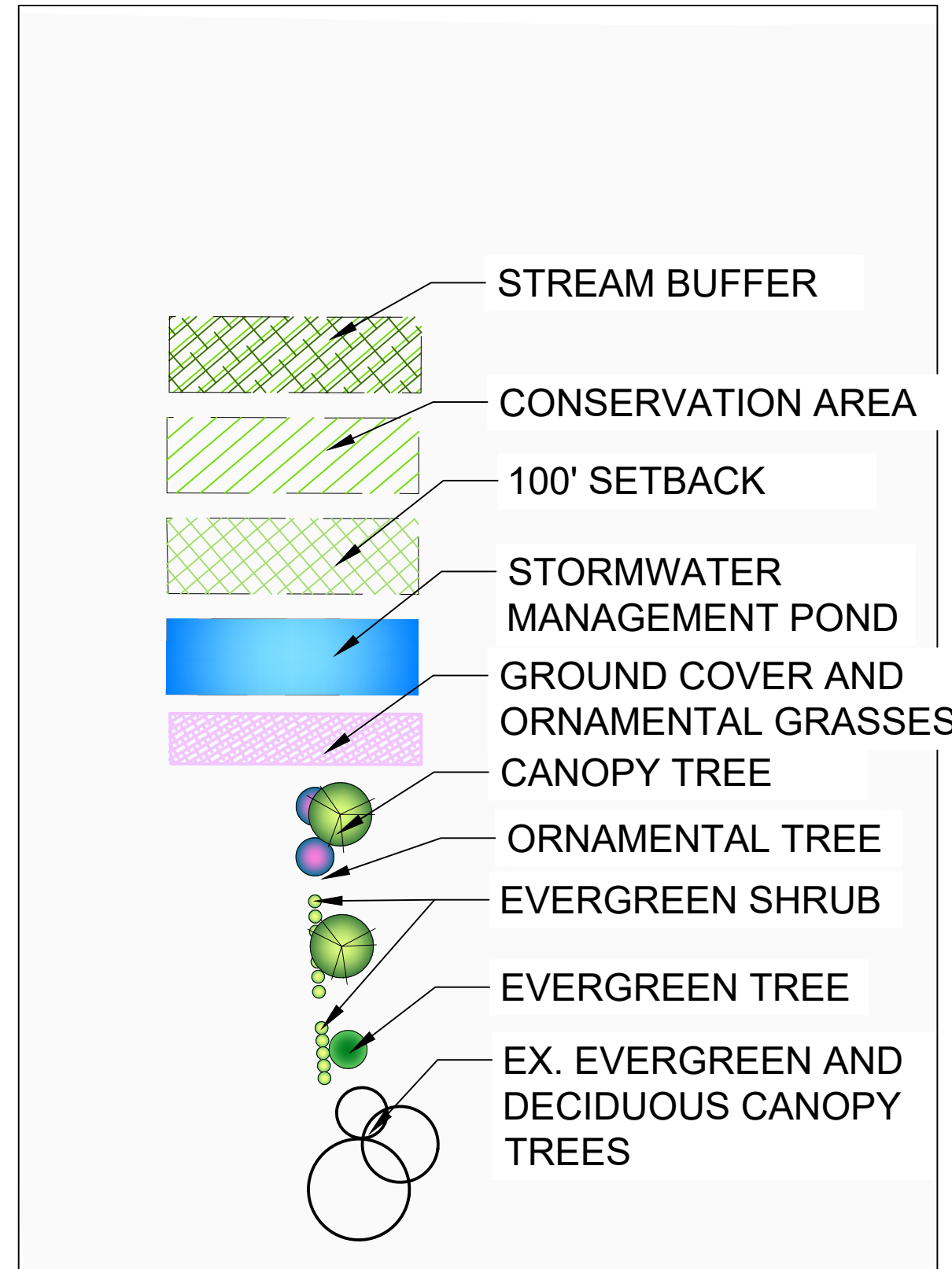
EXISTING LOBLOLLY PINE AND DECIDUOUS VEGETATION TO REMAIN. SUPPLEMENT EXISTING VEGETATION WITH EVERGREEN PLANT MATERIAL TO MEET THE PERIMETER BUFFER PLANTING REQUIREMENT.

CONSERVATION AREA
± 58.86 ACRES
± 49.9% OF SITE

EXISTING LOBLOLLY PINE AND DECIDUOUS VEGETATION TO REMAIN. SUPPLEMENT EXISTING VEGETATION WITH EVERGREEN PLANT MATERIAL TO MEET THE PERIMETER BUFFER PLANTING REQUIREMENT.

20' TYPE A BUFFER
EVERGREEN TREES 20' O.C.
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100' SETBACK



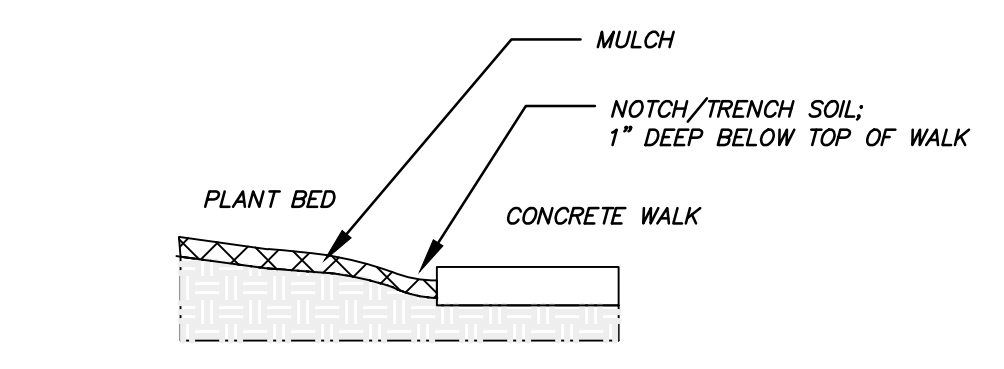
LEGEND:

| Code | Botanical Name | Common Name | Qty. | Root | Caliper | Height | Spread | Comments |
|--|---|---------------------------|------|-------|---------|--------|--------|--|
| Trees | | | | | | | | |
| AR | <i>Acer rubrum</i> 'October Glory' | October Glory Red Maple | 17 | B&B | 3" | 12-14' | 6' | Strong central straight leader, evenly branched, limbed up to 6' |
| CC | <i>Cercis canadensis</i> | Eastern Redbud | 41 | B&B | 2" | 8-10' | 6' | Evenly branched, single stem |
| LI | <i>Lagerstroemia indica</i> "Natchez" | Natchez Crape Myrtle | 38 | B&B | ----- | 8-10' | 4-5' | Multi-stem evenly branched, 3 stem minimum |
| PM | <i>Prunus mume</i> | Flowering Apricot | 36 | B&B | 2" | 8-10' | 4' | Evenly branched, single stem |
| QL | <i>Quercus nuttalli</i> | Nuttall Oak | 13 | B&B | 3" | 12-14' | 6' | Strong central straight leader, evenly branched, limbed up to 6' |
| QP | <i>Quercus phellos</i> 'Hightower' | Hightower Willow Oak | 7 | B&B | 3" | 12-14' | 6' | Strong central straight leader, evenly branched, limbed up to 6' |
| UA | <i>Ulmus americana</i> 'Princeton' | Princeton American Elm | 18 | B&B | 3" | 12-14' | 6' | Strong central straight leader, evenly branched, limbed up to 6' |
| Evergreen Trees | | | | | | | | |
| IO | <i>Ilex opaca</i> 'Green Leaf' | Green Leaf American Holly | 22 | B&B | ----- | 8' | 5' | Matched, min. 3 canes multi-stem, evenly branched |
| JV | <i>Juniperus virginia</i> | Eastern Red Cedar | 118 | B&B | ----- | 8' | 5' | Full to ground |
| PC | <i>Prunus caroliniana</i> | Cherry Laurel | 101 | B&B | ----- | 5' | 3' | Full to ground |
| PT | <i>Pinus taeda</i> | Loblolly Pine | 9 | B&B | ----- | 8' | 4' | Full to ground |
| TOE | <i>Thuja occidentalis</i> 'Emerald' | Emerald Arborvitae | 119 | B&B | ----- | 8' | 4' | Full to ground |
| Shrubs | | | | | | | | |
| DBC | <i>Distylium 'Blue Cascade'</i> | Blue Cascade Ixu Tree | 56 | cont. | ----- | 15" | 18" | 48" on center full, dense |
| ICS | <i>Ilex creata</i> 'Steads' | Steads Holly | 264 | cont. | ----- | 42" | 24" | 60" on center full, dense |
| ICB | <i>Ilex cornuta</i> 'Burfordii nana' | Dwarf Burford Holly | 288 | cont. | ----- | 42" | 24" | 60" on center full, dense |
| IG | <i>Ilex glabra</i> | Inkberry Holly | 295 | cont. | ----- | 24" | 18" | 60" on center full, dense |
| MC | <i>Myrica cerifera</i> | Southern Waxmyrtle | 294 | cont. | ----- | 24" | 18" | 60" on center full, dense |
| OF | <i>Osmanthus fragrans</i> | Sweet Osmanthus | 95 | cont. | ----- | 42" | 24" | 60" on center full, dense |
| PLO | <i>Prunus laurocerasus</i> 'Otto Luyken' | Otto Luyken Cherry Laurel | 285 | cont. | ----- | 42" | 24" | 60" on center full, dense |
| Ground Cover and Ornamental Grasses | | | | | | | | |
| AG | <i>Andropogon gerardii</i> 'Red October' | Big Blue Stem | 210 | 1 qt | ----- | ----- | ----- | 30" on center, mass in plant bed |
| CA | <i>Calamagrostis acutiflora</i> 'Karl Foerster' | Feather Reed Grass | 210 | 1 qt | ----- | ----- | ----- | 30" on center, mass in plant bed |
| JCB | <i>Juniperus conferta</i> 'Blue Pacific' | Blue Pacific Juniper | 210 | 1 gal | ----- | ----- | ----- | 36" on center, mass in plant bed |
| LM | <i>Liriope muscari</i> 'Big Blue' | Liriope | 215 | 1 gal | ----- | ----- | ----- | 24" on center, mass in plant bed |
| MCW | <i>Muhlenbergia capillaris</i> 'White Cloud' | White Cloud Muhly Grass | 210 | 1 qt | ----- | ----- | ----- | 30" on center, mass in plant bed |
| PV | <i>Panicum virgatum</i> 'Shenandoah' | Switch Grass | 210 | 1 qt | ----- | ----- | ----- | 30" on center, mass in plant bed |
| PA | <i>Pennisetum alopecuroides</i> | Fountain Grass | 210 | 1 qt | ----- | ----- | ----- | 30" on center, mass in plant bed |
| PAR | <i>Perovskia atriplicifolia</i> | Russian Sage | 210 | 1 qt | ----- | ----- | ----- | 30" on center, mass in plant bed |

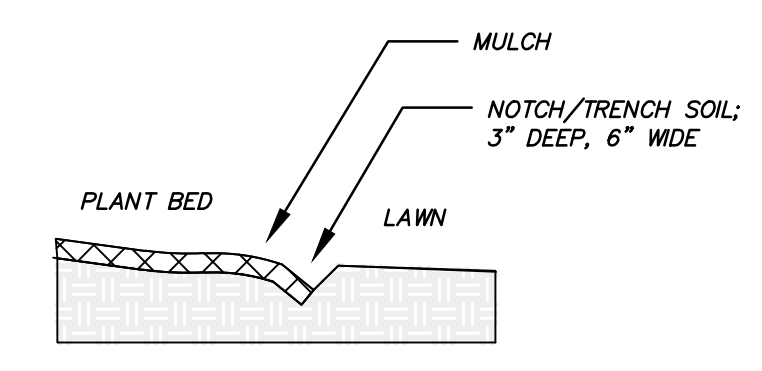
NOTE: SHRUBS AND ORNAMENTAL GRASSES WILL BE PLANTED IN MASSINGS AS INDICATED IN PLAN; FINAL SELECTION OF SPECIES WILL BE FROM THIS LIST BASED ON QUANTITY AND QUALITY OF AVAILABLE PLANT INVENTORY AT TIME OF INSTALLATION.

PLANTING NOTES:

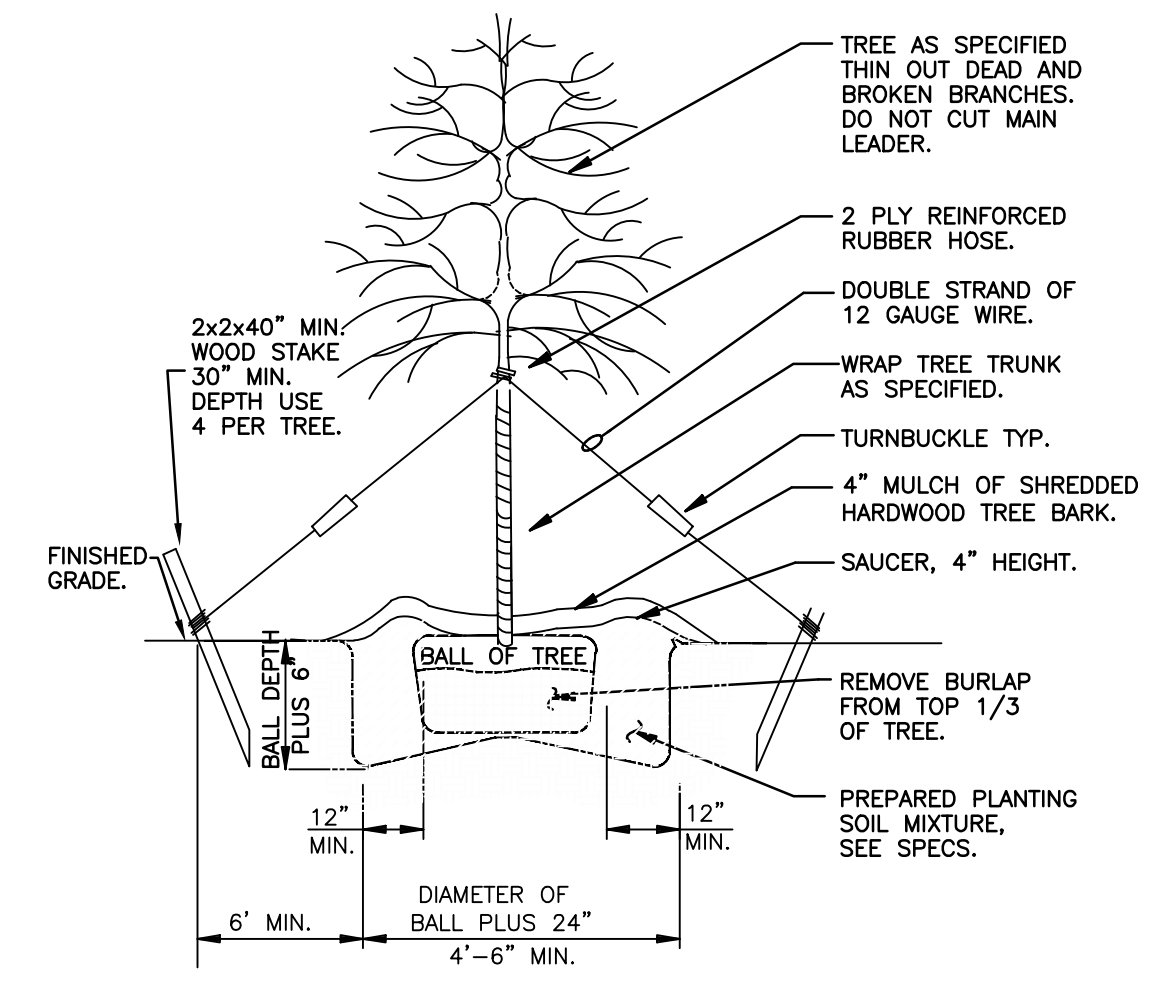
- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.
- PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST QUANTITIES, THE PLAN SHALL TAKE PRECEDENCE.
- AFTER THE SITE IS STABILIZED AND FREE OF SEDIMENTATION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, SILT, RIP RAP AND TEMPORARY STONE STAGING AREAS FOR REPLACEMENT WITH PLANTING SOIL. PROVIDE PLANTING ACCORDING TO THE LANDSCAPE PLAN.
- TEMPORARY EROSION CONTROL SEED MUST BE FULLY REMOVED PRIOR TO PREPARATION OF PERMANENT SEED, SOD OR LANDSCAPE BEDS.
- UNLESS OTHERWISE NOTED IN THE PLANT LIST, THE CONTRACTOR SHALL OBTAIN AND INSTALL ONLY PLANT MATERIAL THAT IS GROWN ON ITS OWN. ROOT-GRAFTED OR BUDDED PLANT MATERIAL WILL BE REJECTED.
- ALL TREES SHALL BE OBTAINED FROM THE NURSERY WITH EXPOSED ROOT CROWNS. BALLED AND BURLAPPED MATERIAL DELIVERED TO SITE WITH BURIED OR RECENTLY BURIED ROOT CROWNS WILL BE REJECTED.
- CONTRACTOR SHALL NOTIFY ENGINEER OR LANDSCAPE ARCHITECT OF PLANT SUBSTITUTIONS IN ANY MEASUREMENT OR SPECIES INDICATED FOR APPROVAL. SEE SPECIFICATIONS FOR FULL NOTIFICATION REQUIREMENTS.
- DO NOT PLANT IN STORM WATER CONVEYANCE SWALES OR PROVIDE FINE GRADING THAT DISRUPTS FLOW OR CHANGES LONGITUDINAL SLOPES.
- PLANT THE OUTER EDGES OF EACH PLANTING GROUP FOLLOWING THE BED OUTLINE ACCORDING TO THE PLAN. ONCE A SATISFACTORY MATCHED OUTER SHAPE IS OBTAINED FILL THE CENTER OF EACH AREA WITH PLANTS ACCORDING TO THE PLAN AND SPACING NOTES.
- THE PLANTING LAYOUT WITHIN PLANTING BEDS SHOULD BE SHIFTED TO MINIMIZE CONFLICTS WITH EXISTING TREE ROOTS.
- DISTURBED EARTH AREAS BEYOND PROJECT LIMITS THAT ARE DIRECTLY CAUSED BY CONTRACTOR MEANS AND METHODS SHALL BE RESTORED WITH TURF SOD; UNLESS OTHERWISE NOTED.
- ALL PLANT BEDS ARE MULCHED WITH 4" DEEP HARDWOOD MULCH.
- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.



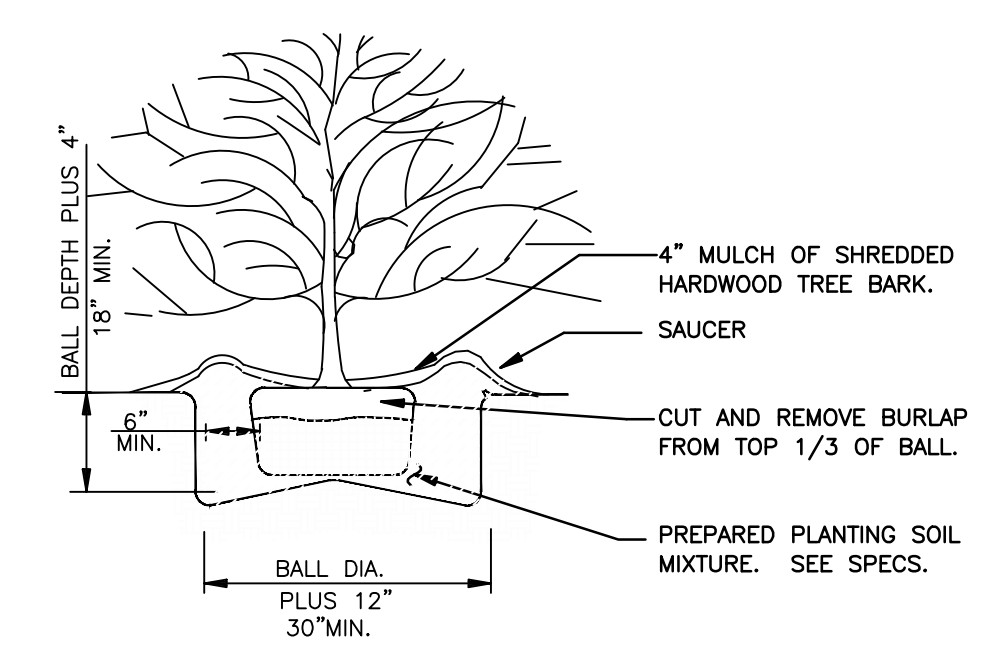
PLANT BED EDGE AT EDGE OF WALK
NOT TO SCALE



PLANT BED EDGE 'V' AT LAWN
NOT TO SCALE



TREE PLANTING DETAIL-LARGE TREE
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE