



SITE SUMMARY:
 THE FOLLOWING USES AND SQUARE FOOTAGES ARE PROPOSED FOR THE WILLIAMS CORNER PROJECT. SITE PLAN IS CONCEPTUAL IN NATURE EXCEPT THAT ALL SETBACKS, BUILDING DISTANCES, AND BUILDING HEIGHT LIMITATIONS ARE MANDATORY CONDITIONS OF THE MUCD APPROVAL. SUBJECT TO THE FOREGOING MANDATORY STANDARDS, 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.

ESTIMATED COMMERCIAL SQ. FOOTAGE RANGES

RETAIL	90,000 S.F. TO 140,000 S.F.
STORAGE	80,000 S.F. TO 120,000 S.F.
OFFICE	50,000 S.F. TO 90,000 S.F.
SUBTOTAL COMMERCIAL & OFFICE	220,000 S.F. TO 350,000 S.F.

*THE RANGES ARE ESTIMATED. THE OVERALL 350,000 S.F. CAP IS MANDATORY.

ESTIMATED MULTI-FAMILY UNIT COUNT

MULTI-FAMILY (NORTH)	UP TO 275 UNITS
MULTI-FAMILY (SOUTH)	UP TO 265 UNITS
SUBTOTAL MULTI-FAMILY	UP TO 540 UNITS

*THESE RANGES AND CAPS ON MULTI-FAMILY UNITS ARE A MANDATORY CONDITION OF THE MUCD APPROVAL.

PARKING SHALL MEET CHATHAM COUNTY OFF-STREET PARKING REQUIREMENTS. SEE PARKING CALCULATIONS.

ISA SUMMARY:

PROJECT AREA	118.00 ACRES
MAXIMUM ISA - 24% OR 28.32 ACRES	
PROVIDED ISA ±28.00 ACRES OR 23.73%	

PROPOSED PARCELS:
 PROJECT IS MADE UP OF 12 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.

ROADWAYS:
 THE INTERNAL SPINE ROADS WILL BE PRIVATE AND MAINTAINED BY THE COMMERCIAL ASSOCIATION UNLESS DEDICATED AS PUBLIC RIGHT OF WAY AT THE TIME IT IS PLATTED. IF DEDICATED AS A PUBLIC RIGHT OF WAY, IT WILL BE MAINTAINED BY THE COMMERCIAL ASSOCIATION UNTIL IT IS TURNED OVER THE NCDOT FOR MAINTENANCE AND THEREAFTER IT WILL BE MAINTAINED BY NCDOT. THE PARKING AREAS AND THE TRAFFIC LANES WITHIN AND AROUND THEM WILL BE PRIVATE AND WILL BE MAINTAINED BY THE COMMERCIAL ASSOCIATION.

LIGHTING:
 SITE LIGHTING WILL BE IN ACCORDANCE WITH THE LIGHTING REQUIREMENTS LISTED IN SECTION 13 OF THE CHATHAM COUNTY ZONING ORDINANCE. FINAL SITE PLANS FOR END USERS WILL BE REQUIRED TO MEET CHATHAM COUNTY'S LIGHTING REQUIREMENTS AND WILL REQUIRE APPROVAL OF LIGHTING PLAN BY CHATHAM COUNTY PRIOR TO CONSTRUCTION OF THE VARIOUS END USER SITE CONSTRUCTION PLANS.

SIGNAGE:
 SIGNAGE WILL BE IN ACCORDANCE WITH THE CHATHAM COUNTY ZONING ORDINANCE. THE WILLIAMS CORNER ENTRY MONUMENTS SHALL NOT INCLUDE ELECTRONIC MESSAGE SIGNS. THE ENTRY MONUMENT AT THE LEGEND OAKS DRIVEWAY WILL BE NO LARGER THAN 75% OF THE AVERAGE SIZE OF THE OTHER WILLIAMS CORNER ENTRY MONUMENTS.

PARKING CALCULATIONS

BUILDING TYPE	TOTAL SQ. FT.	PARKING REQUIRED	PARKING PROVIDED	NOTES
RETAIL	99,300	497	586	1/200 SF
OFFICE	64,400	258	258	1/200 SF OF NET RENTABLE AREA (80% OF GSF)
STORAGE	112,200	10	11	1/200 SF OF OFFICE WITHIN BUILDING

BUILDING TYPE	# OF UNITS	PARKING REQUIRED	PARKING PROVIDED	NOTES
MULTI-FAMILY NORTH	275	413	426	1.5 SPACES PER UNIT
MULTI-FAMILY SOUTH	265	398	398	1.5 SPACES PER UNIT

NOTE: NUMBER OF SPACES IS AN ESTIMATE BASED ON A REASONABLE ANTICIPATION OF THE LIKELY ARRAY OF USES. THE FINAL NUMBER OF SPACES WILL BE DETERMINED BY THE ACTUAL USES THAT MATERIALIZE AND WILL CONFORM WITH THE ZONING ORDINANCE MINIMUM PARKING REQUIREMENTS.

LEGEND

- SIDEWALKS
- - - PEDESTRIAN TRAILS
- RIPARIAN & CONSERVATION AREAS
- NO VERTICAL BUILDING AREA
- REQUIRED SETBACK OR COMMON AREA AS INDICATED