

APPLICATION SECTION C ADDENDUM

1. SUPPLEMENTAL AND SITE PLAN INFORMATION (Items 1 a-q)

Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION and REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

- (1) The application shall include a **site plan**, drawn to scale or as accepted by staff, with supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to the predetermined ordinance requirements, will govern the development and use of the property. The following information must be provided, if applicable:
 - a. Information showing the boundaries of the proposed property as follows:
 1. If the entire parcel will be zoned, a GIS or survey map and parcel number of the subject property. **See attached.**
 2. If only a portion of the parcel will be zoned, a boundary survey and vicinity map showing the property's total acreage, parcel number, current zoning classification(s) and the general location in relation to major streets, railroads, and/or waterways. **See attached.**
 - b. Legal Description of proposed conditional zoning district; **See attached.**
 - c. All existing and proposed easements, reservations, and rights-of-way; **See site plan.**
 - d. Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development; **See site plan.**
 - e. All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant; (**SECTION 12 LANDSCAPING & BUFFERING REQUIREMENTS**) **See attached Landscape Plan.**
 - f. All existing and proposed points of access to public and/or private streets; **See site plan.**
 - g. Stream buffers required through this or other Chatham County Ordinances or Regulations, and other Local, State, or Federal regulatory agencies. Delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps for Chatham County; **See site plan.**
 - h. Proposed phasing, if any; **See attached.**
 - i. Generalized traffic, parking, and circulation plans; (**SECTION 14 OFF STREET PARKING**) **See site plan.**
 - j. Proposed provision of utilities; **See attached.**
 - k. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old; **See EIA.**
 - l. The approximate location of any cemetery; **See site plan.**
 - m. Proposed number, location, and size of signs; (**SECTION 15 SIGN REGULATIONS**) **See site plan.**
 - n. Location and description of any proposed lighting on the project site with a note that any lighting will comply with Section 13; (**SECTION 13 LIGHTING STANDARDS**) **See attached.**
 - o. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and **See site plan.**

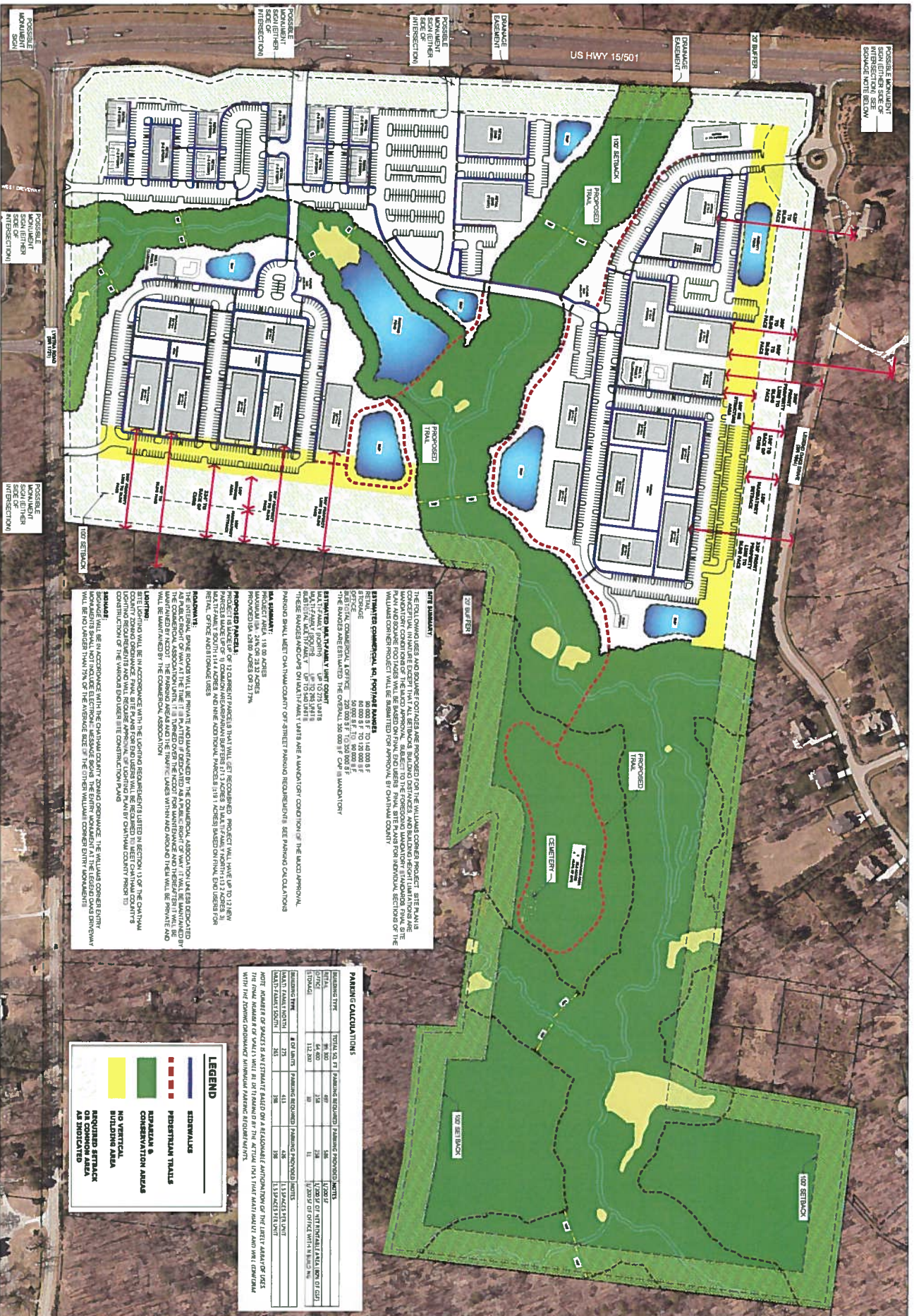
- p. Please be sure to address all of **Section 11.2.A through I** in your application. **See attached.**
- q. Environmental Impact Assessment pursuant to **Section 11.3** of the Zoning Ordinance, if applicable. **If you are or will be disturbing 10 or more acres in connection with this application, you are required to submit and EIA with this application. Failure to do so will result in the delay of scheduling your request for public hearing or may be returned completely for re- submission. See attached.**
- r. Please check if a Special Study is required for certain Heavy Industrial uses as described in the Table of Permitted Uses in the Zoning Ordinance, Section 10.13. **The study is required to be submitted with this application. NOT APPLICABLE TO THIS APPLICATION**

The above information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items above are not included on the site plan, reasons for excluding those requirements must be given.

(2) In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, Chatham County Appearance Commission, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:

- a. Proposed screening, buffers, and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
- b. Existing and general proposed topography;
- c. Scale of buildings relative to abutting property;
- d. Height of structures;
- e. Exterior features of the proposed development;
- f. A traffic impact analysis of the proposed development prepared by a qualified professional. The traffic impact analysis shall follow the NCDOT TIA Analysis Guidelines, and shall also include consideration for non-motorized and public transportation; **See attached TIA.**
- g. Any other information needed to demonstrate compliance with these regulations. **See attached Market Analysis.**

NOTE: The Zoning Administrator has the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.



POSSIBLE MONUMENT
SOIL ERIER SIDE OF
INTERSECTION SEE
CONTRACT WITH SOW

POSSIBLE MONUMENT
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INTERSECTION

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INTERSECTION

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 FOOTPRINTS, AND BUILDING HEIGHT LIMITATIONS ARE PLANNED AND SQUARE FOOTAGES WILL BE BASED ON FINAL END USERS' PLAN. SITE PLANS FOR INDIVIDUAL BUILDINGS OF THE WILLIAMS CORNER PROJECT WILL BE SUBMITTED FOR APPROVAL BY CHATHAM COUNTY.

ESTIMATED COMMERCIAL VA. PARKING SPACES:
40,000 sq. ft. TO 100,000 sq. ft. OF GROSS FLOOR AREA: 1 SPACER PER UNIT
100,000 sq. ft. TO 200,000 sq. ft. OF GROSS FLOOR AREA: 2 SPACERS PER UNIT
200,000 sq. ft. TO 300,000 sq. ft. OF GROSS FLOOR AREA: 3 SPACERS PER UNIT
300,000 sq. ft. TO 400,000 sq. ft. OF GROSS FLOOR AREA: 4 SPACERS PER UNIT
400,000 sq. ft. TO 500,000 sq. ft. OF GROSS FLOOR AREA: 5 SPACERS PER UNIT
500,000 sq. ft. TO 600,000 sq. ft. OF GROSS FLOOR AREA: 6 SPACERS PER UNIT
600,000 sq. ft. TO 700,000 sq. ft. OF GROSS FLOOR AREA: 7 SPACERS PER UNIT
700,000 sq. ft. TO 800,000 sq. ft. OF GROSS FLOOR AREA: 8 SPACERS PER UNIT
800,000 sq. ft. TO 900,000 sq. ft. OF GROSS FLOOR AREA: 9 SPACERS PER UNIT
900,000 sq. ft. TO 1,000,000 sq. ft. OF GROSS FLOOR AREA: 10 SPACERS PER UNIT

PROPOSED PAVEMENT:
PROPOSED PAVEMENT SHALL MEET CHATHAM COUNTY STREET PAVEMENT REQUIREMENTS. SEE PAVEMENT CALCULATIONS SHEET.

PROPOSED UTILITIES:
UTILITIES SHALL BE AS SHOWN ON UTILITIES PLAN. UTILITIES ARE A MAJOR CONDITION OF THE PROJECT APPROVAL.

PROPOSED FENCING:
FENCING SHALL BE AS SHOWN ON FENCING PLAN.

PROPOSED TRAILS:
PROPOSED TRAILS ARE SHOWN ON TRAIL PLAN. TRAILS SHALL BE AS SHOWN ON TRAIL PLAN.

LANDSCAPE PAVED DRIVEWAYS:
LANDSCAPE PAVED DRIVEWAYS ARE SHOWN ON LANDSCAPE PLAN. DRIVEWAYS SHALL BE AS SHOWN ON LANDSCAPE PLAN.

PARKING CALCULATIONS:

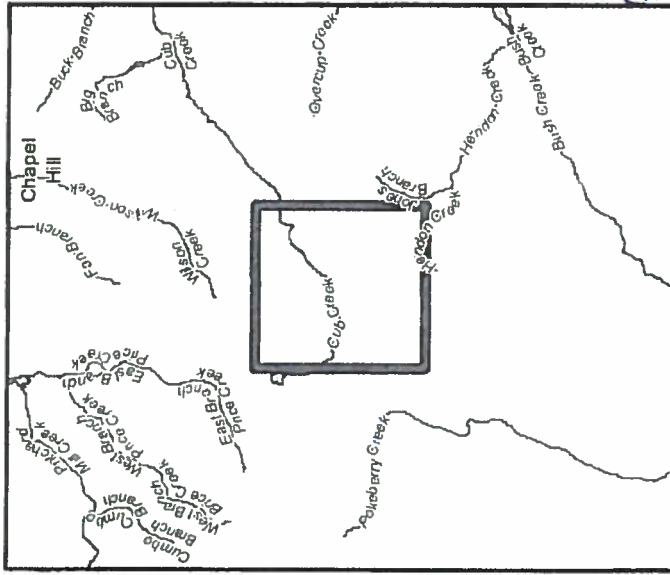
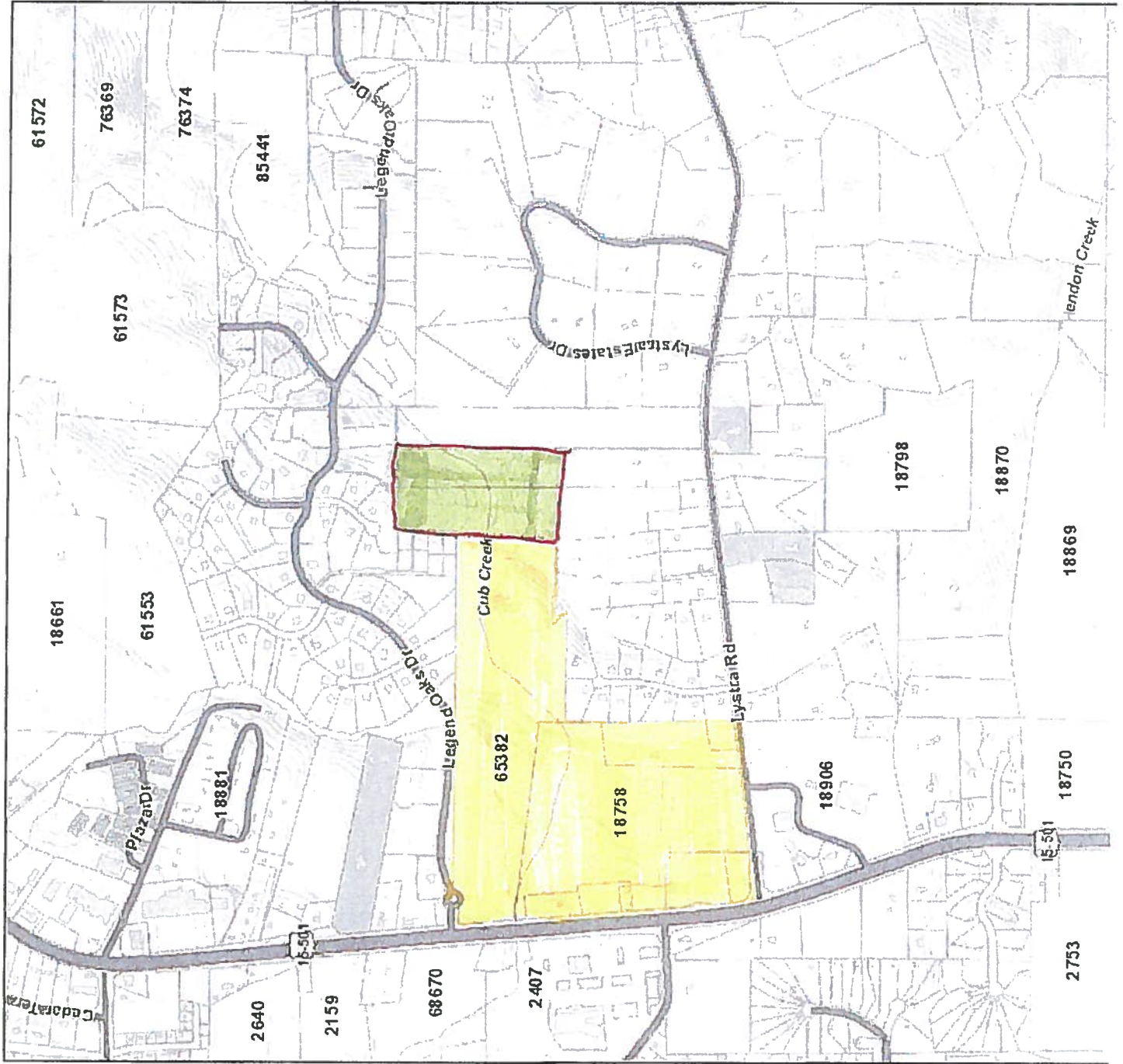
BUILDING TYPE	TOTAL SQ. FT. (PARKING REQUIRED)	PARKING PROVIDED (SPACES)	DEFICIT	EXCESS	NET RESULT
RESIDENTIAL	1,200,000	240	1,000	0	1,000
COMMERCIAL	500,000	100	100	0	100
TOTAL	1,700,000	340	1,100	0	1,100

LEGEND:

- RESIDENTIAL
- PERMIT TRAILS
- NO VERTICAL BUILDING AREA
- ACQUIRED SETBACK AS INDICATED

NOTE: NUMBER OF SPACES IS AN ESTIMATE BASED ON A STANDARD ANTICIPATION OF THE FUTURE ABILITY OF THE USER TO PROVIDE PARKING. THE USER SHALL BE RESPONSIBLE FOR PROVIDING PARKING AS REQUIRED BY THE USER.

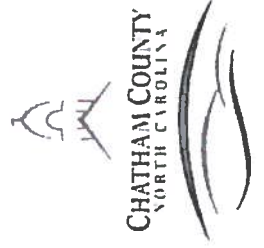
Chatham County Tax Map



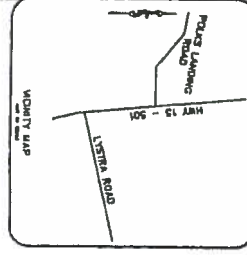
(1)(a)



Service Layer Credits: Chatham County,
Chatham County GIS



Date: 1/29/2020
Time: 9:30:17 AM



NO.	DESCRIPTION	DATE	BY
1	PREPARED	11/11/06	WILLIAMS CORNER
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS FILED IN THE PUBLIC RECORDS OF CHATHAM COUNTY, NORTH CAROLINA, ON 11/11/06 AT 10:00 AM. THE ORIGINAL SURVEY IS KEPT IN THE OFFICE OF THE REGISTER OF DEEDS, CHATHAM COUNTY, NORTH CAROLINA.

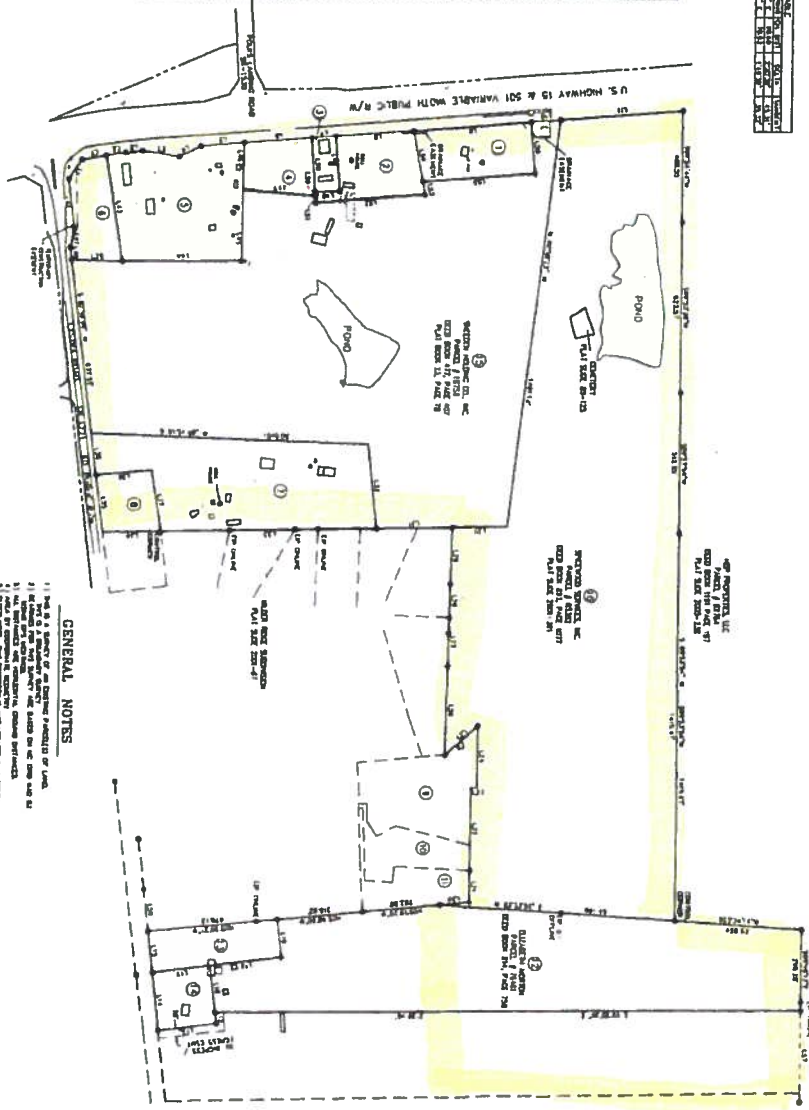
[Signature]
 REGISTER OF DEEDS
 CHATHAM COUNTY, NORTH CAROLINA



THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS FILED IN THE PUBLIC RECORDS OF CHATHAM COUNTY, NORTH CAROLINA, ON 11/11/06 AT 10:00 AM. THE ORIGINAL SURVEY IS KEPT IN THE OFFICE OF THE REGISTER OF DEEDS, CHATHAM COUNTY, NORTH CAROLINA.

[Signature]
 REGISTER OF DEEDS
 CHATHAM COUNTY, NORTH CAROLINA

NO.	DESCRIPTION	DATE	BY
1	PREPARED	11/11/06	WILLIAMS CORNER
2	REVISION		
3	REVISION		
4	REVISION		
5	REVISION		
6	REVISION		
7	REVISION		
8	REVISION		
9	REVISION		
10	REVISION		



GENERAL NOTES

1. All bearings and distances are as shown on the plan.
2. All bearings are true north unless otherwise indicated.
3. All distances are in feet and inches unless otherwise indicated.
4. All corners are marked with iron nails or iron spikes.
5. All corners are marked with iron nails or iron spikes.
6. All corners are marked with iron nails or iron spikes.
7. All corners are marked with iron nails or iron spikes.
8. All corners are marked with iron nails or iron spikes.
9. All corners are marked with iron nails or iron spikes.
10. All corners are marked with iron nails or iron spikes.

EXISTING PARCEL OWNERS:

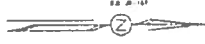
1. [Owner Name], [Address], [City, State, Zip]
2. [Owner Name], [Address], [City, State, Zip]
3. [Owner Name], [Address], [City, State, Zip]
4. [Owner Name], [Address], [City, State, Zip]
5. [Owner Name], [Address], [City, State, Zip]
6. [Owner Name], [Address], [City, State, Zip]
7. [Owner Name], [Address], [City, State, Zip]
8. [Owner Name], [Address], [City, State, Zip]
9. [Owner Name], [Address], [City, State, Zip]
10. [Owner Name], [Address], [City, State, Zip]

2006-207

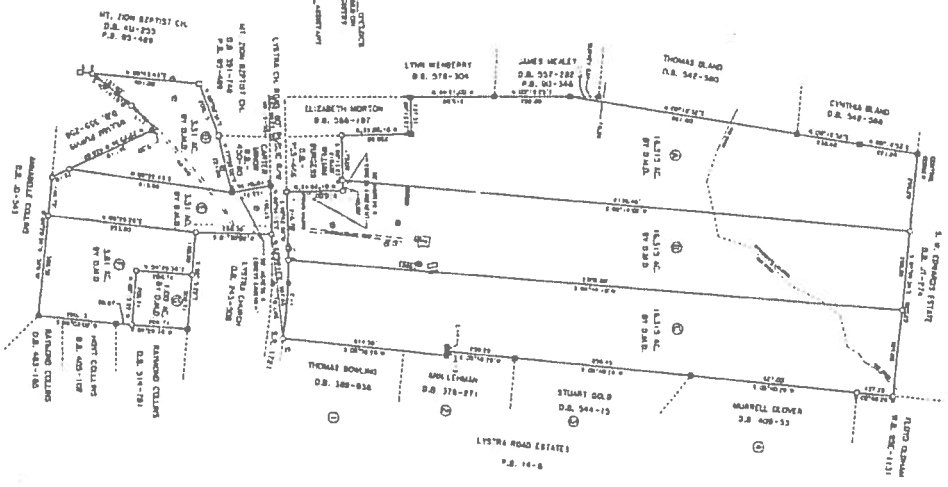
<p>WILLIAMS CORNER BOUNDARY ASSEMBLAGES CHATHAM COUNTY, NORTH CAROLINA</p>	SURVEY FOR: North Chatham Investments, Inc 9668 Highway 15-501 Chapel Hill North Carolina 27511	REVISIONS: _____ _____ _____ _____	<p>THE JOHN R. McADAMS COMPANY, INC. ENGINEERS/PLANNERS/SURVEYORS RESEARCH TRIANGLE PARK, NC P.O. BOX 14005 ZIP 27702-0005 (919) 281-0000</p>
	DATE: 11/11/06 DRAWN BY: [Name] CHECKED BY: [Name]	SCALE: AS SHOWN	SHEET NO: 1/1

1. 100' x 100' (100' x 100')
 2. 100' x 100' (100' x 100')
 3. 100' x 100' (100' x 100')
 4. 100' x 100' (100' x 100')
 5. 100' x 100' (100' x 100')
 6. 100' x 100' (100' x 100')
 7. 100' x 100' (100' x 100')
 8. 100' x 100' (100' x 100')
 9. 100' x 100' (100' x 100')
 10. 100' x 100' (100' x 100')

FILED
 1983 JUN 14 P 1:00
 COUNTY OF CLATSOP
 CLATSOP COUNTY



THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS FILED IN THE CLATSOP COUNTY CLERK'S OFFICE ON JUNE 14, 1983. THE ORIGINAL RECORD IS FILED IN THE CLATSOP COUNTY CLERK'S OFFICE UNDER THE FOLLOWING INFORMATION:
 BOOK 100, PAGE 100
 REGISTERED BY: [Name]
 REGISTERED BY: [Name]



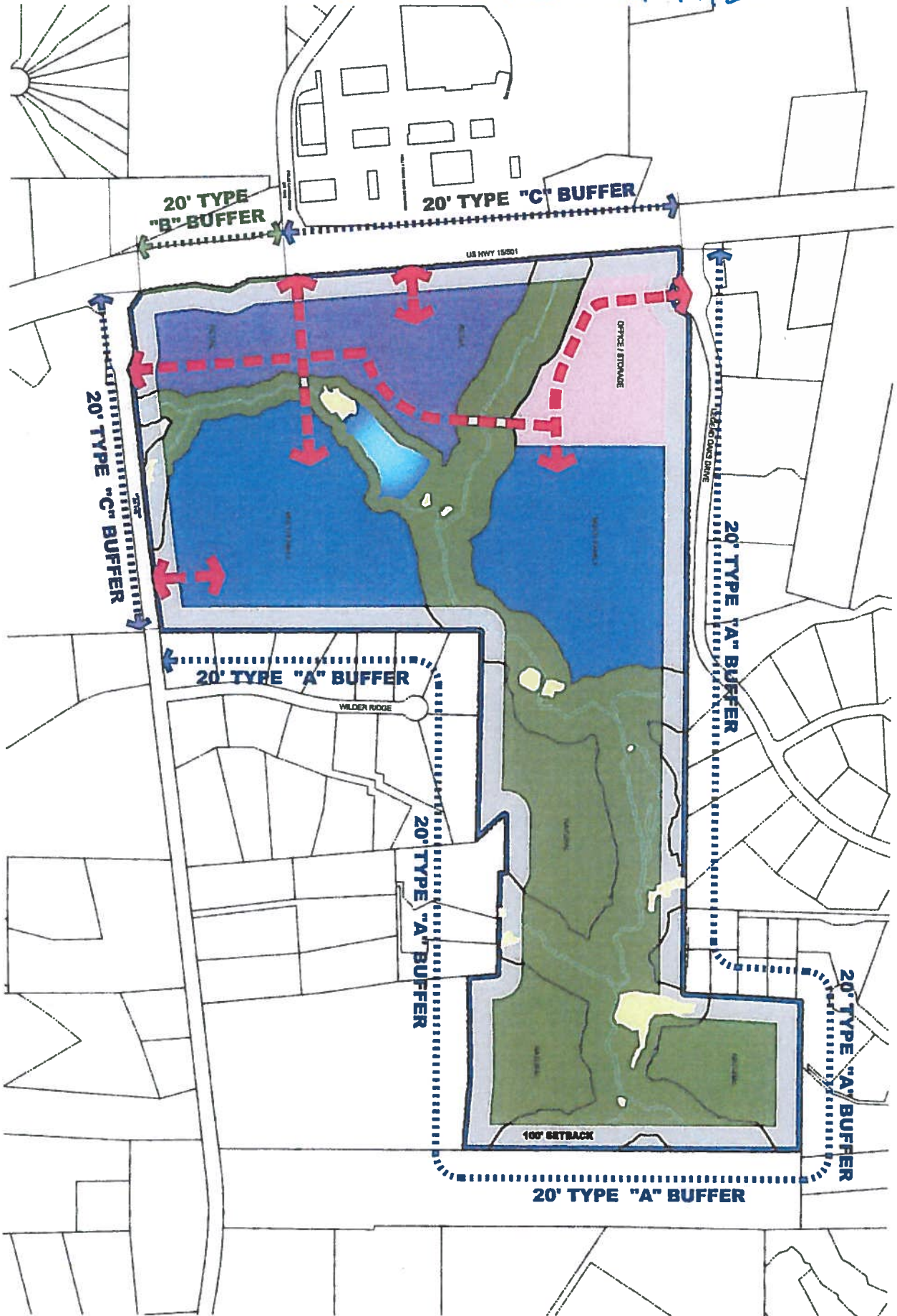
I, [Name], County Clerk, do hereby certify that the foregoing is a true and correct copy of the original record as filed in the Clatsop County Clerk's Office on June 14, 1983. The original record is filed in the Clatsop County Clerk's Office under the following information:
 BOOK 100, PAGE 100
 REGISTERED BY: [Name]
 REGISTERED BY: [Name]

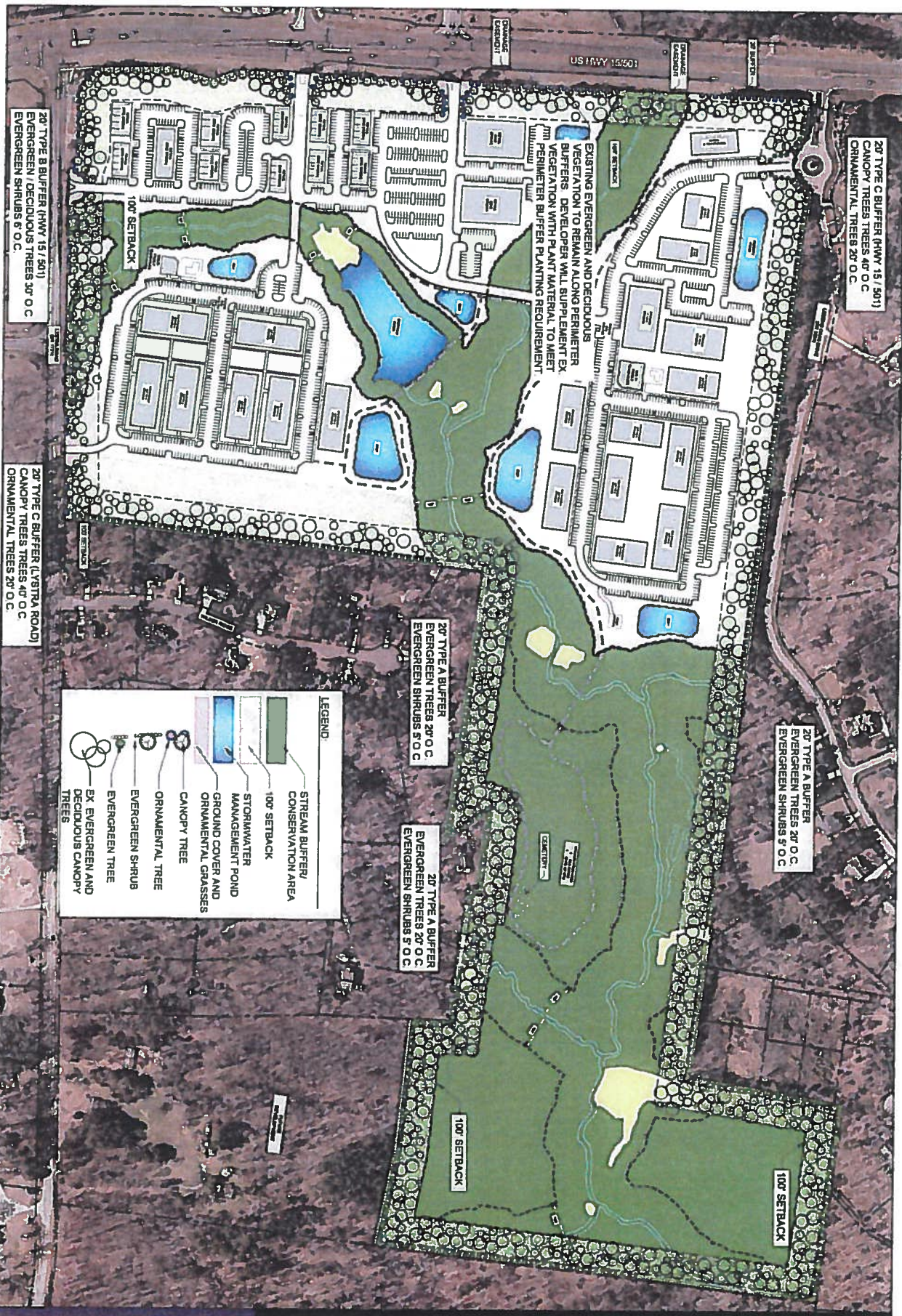


2000-2

CLATSOP COUNTY CLERK'S OFFICE
 1000 0 200 400 600
 CLATSOP COUNTY CLERK'S OFFICE
 1000 0 200 400 600

LANDSCAPE SCREENING TYPES





20' TYPE B BUFFER (HWY 15 / 501)
EVERGREEN / DECIDUOUS TREES 30' O.C.
EVERGREEN SHRUBS 5' O.C.

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

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

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

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

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

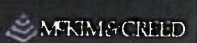
LEGEND

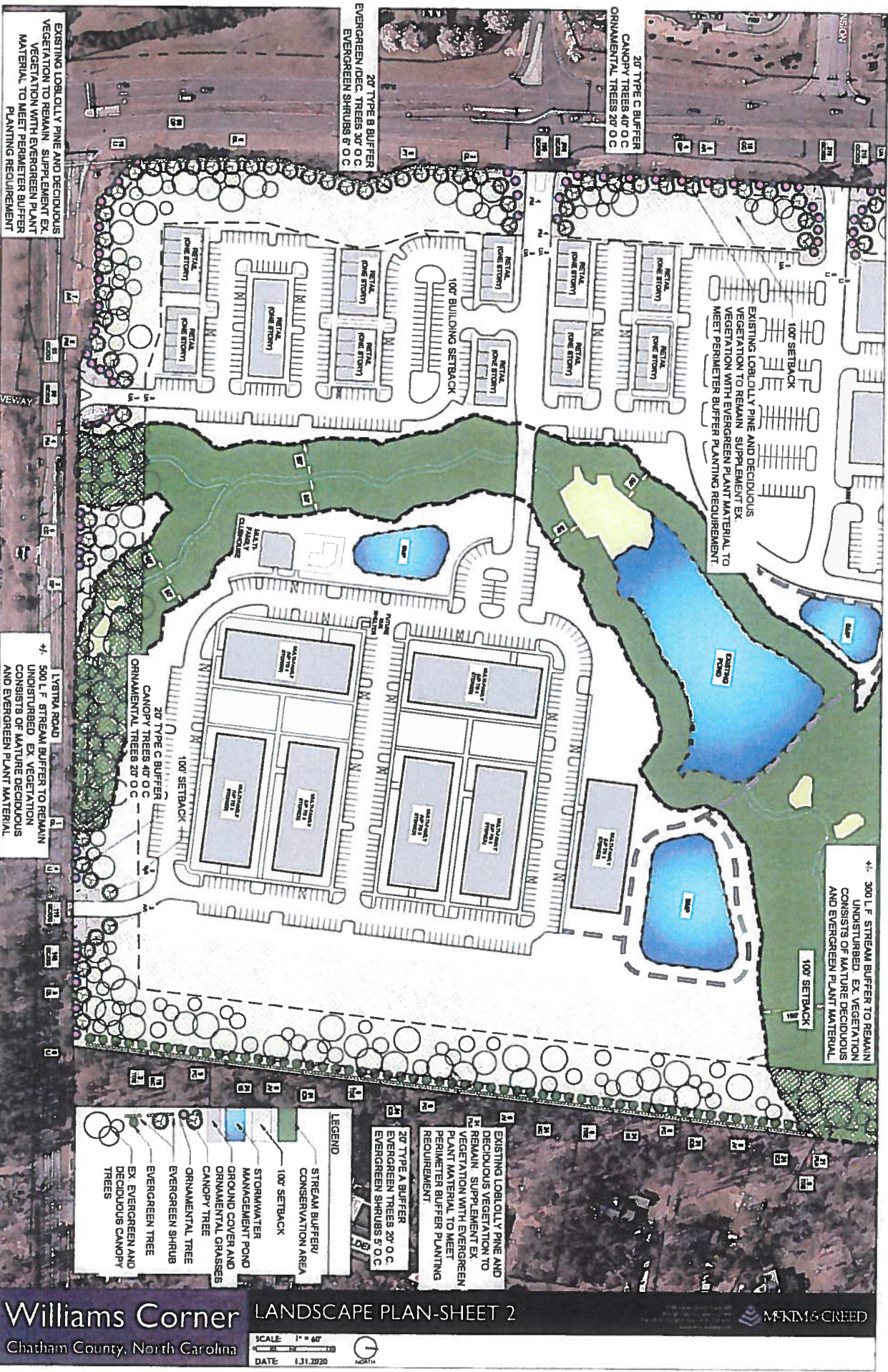
- STREAM BUFFER/ CONSERVATION AREA
- 100' SETBACK
- STORMWATER MANAGEMENT POND
- GROUND COVER AND ORNAMENTAL GRASSES
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- EVERGREEN TREE
- EX EVERGREEN AND DECIDUOUS CANOPY TREES

Williams Corner LANDSCAPE PLAN-SHEET I

Chatham County, North Carolina

SCALE 1" = 120'
DATE 01.31.2026



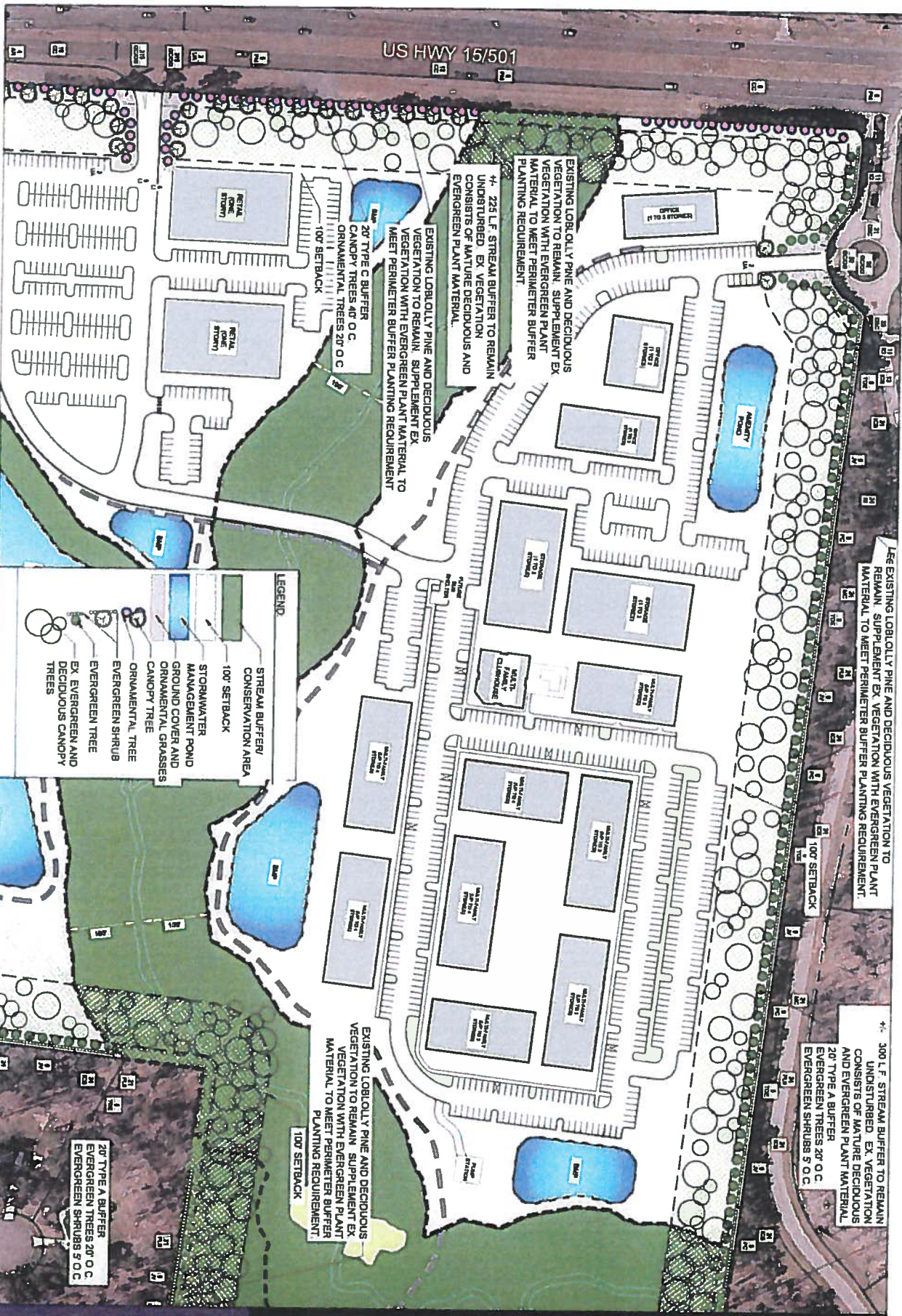


Williams Corner LANDSCAPE PLAN-SHEET 2
 Chatham County, North Carolina

MFKM & CREED

SCALE: 1" = 60'
 DATE: 1.31.2020

US HWY 15/501



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

Williams Corner
Chatham County, North Carolina

LANDSCAPE PLAN-SHEET 3

SCALE: 1" = 60'
DATE: 1.31.2020



MFKJM & CREED

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

100' SETBACK

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

20' TYPE C BUFFER

CANOPY TREES 20' O.C. ORNAMENTAL TREES 20' O.C.

100' SETBACK

4. 225 L.F. STREAM BUFFER TO REMAIN UNDISTURBED. EX VEGETATION CONSISTS OF MATURE DECIDUOUS AND EVERGREEN PLANT MATERIAL.

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

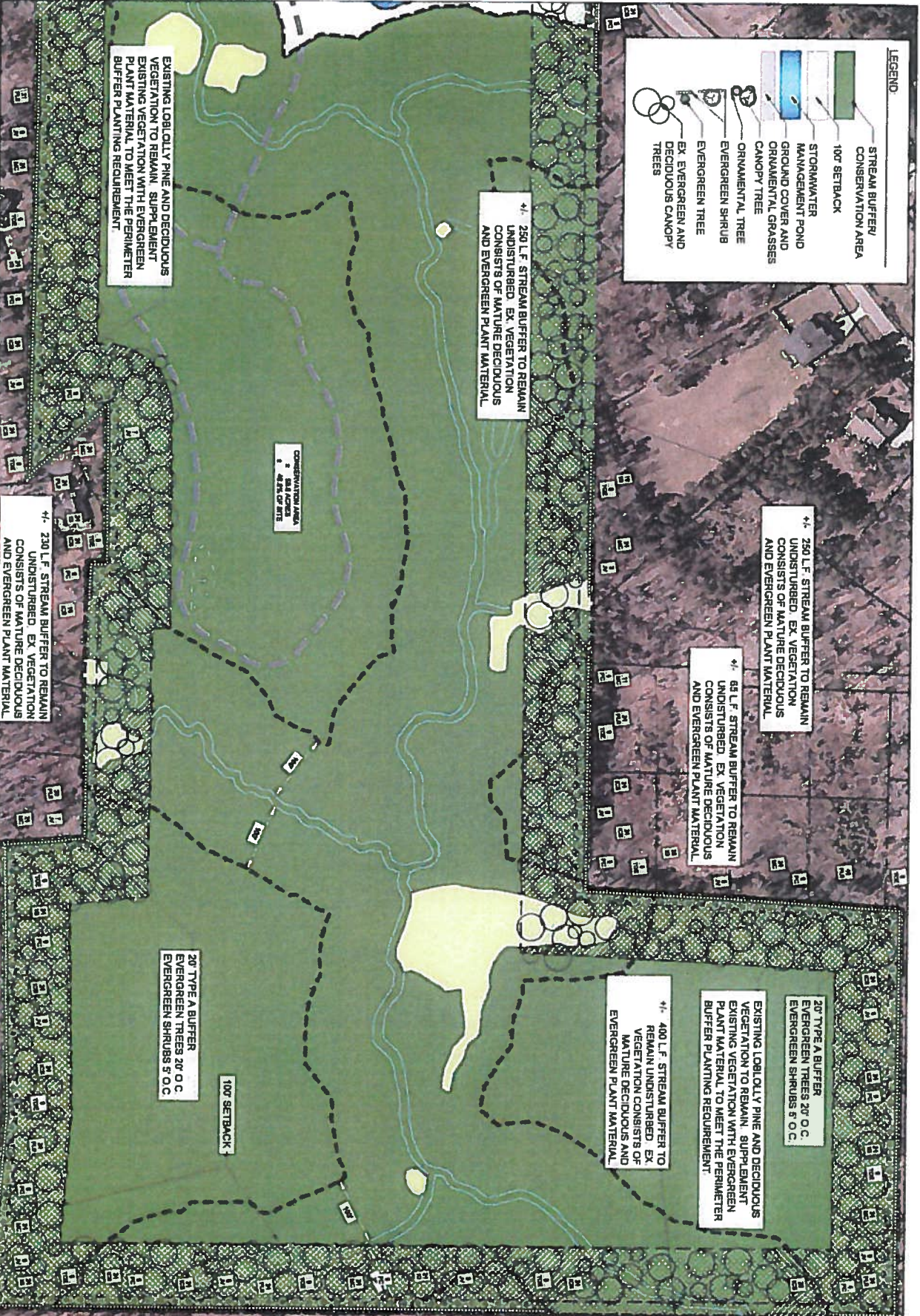
OFFICE (1 TO 2 STORES)

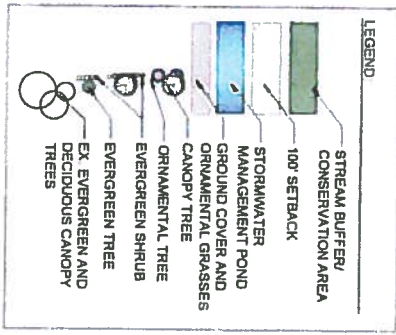
MANAGEMENT POND

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

4. 300 L.F. STREAM BUFFER TO REMAIN UNDISTURBED. EX VEGETATION CONSISTS OF MATURE DECIDUOUS AND EVERGREEN PLANT MATERIAL. 20' TYPE A BUFFER EVERGREEN TREES 20' O.C. EVERGREEN SHRUBS 5' O.C.

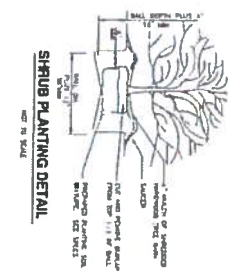
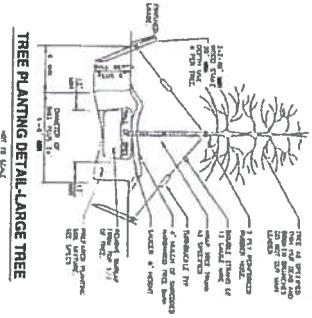
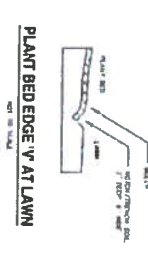
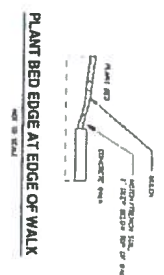
20' TYPE A BUFFER EVERGREEN TREES 20' O.C. EVERGREEN SHRUBS 5' O.C.



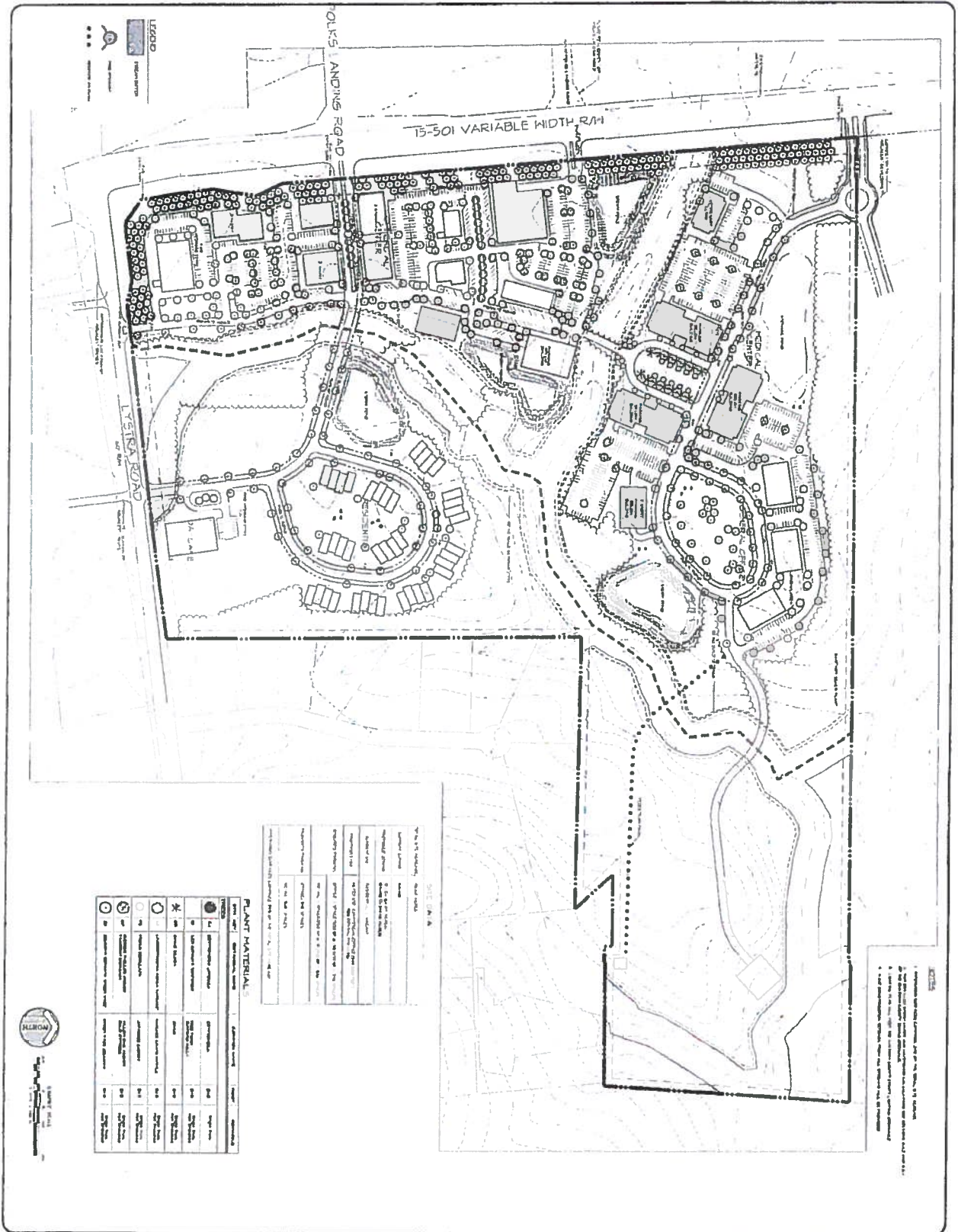


Code	Quantity of Name	Quantity	Size	Height	Spread	Comments
1	Stream Buffer/Conservation Area	1	100'	100'	100'	100' Stream Buffer/Conservation Area
2	100' Setback	1	100'	100'	100'	100' Setback
3	Stormwater Management Pond	1	10'	10'	10'	Stormwater Management Pond
4	Ground Cover and Ornamental Grasses Canopy Tree	1	10'	10'	10'	Ground Cover and Ornamental Grasses Canopy Tree
5	Ornamental Tree	1	10'	10'	10'	Ornamental Tree
6	Evergreen Shrub	1	10'	10'	10'	Evergreen Shrub
7	Evergreen Tree	1	10'	10'	10'	Evergreen Tree
8	Ex Evergreen and Deciduous Canopy Trees	1	10'	10'	10'	Ex Evergreen and Deciduous Canopy Trees

- PLANTING NOTES**
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATHAM COUNTY PLANTING SPECIFICATIONS.
 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATHAM COUNTY PLANTING SPECIFICATIONS.
 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATHAM COUNTY PLANTING SPECIFICATIONS.
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 8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATHAM COUNTY PLANTING SPECIFICATIONS.
 9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATHAM COUNTY PLANTING SPECIFICATIONS.
 10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATHAM COUNTY PLANTING SPECIFICATIONS.
 11. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATHAM COUNTY PLANTING SPECIFICATIONS.
 12. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATHAM COUNTY PLANTING SPECIFICATIONS.
 13. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHATHAM COUNTY PLANTING SPECIFICATIONS.



ORIGINALLY APPROVED
SITE PLAN (2005-06)



PLANT MATERIAL

Symbol	Plant Material	Quantity	Notes
⊙	Large Tree	10	...
⊙	Medium Tree	20	...
⊙	Small Tree	30	...
⊙	Shrub	40	...
⊙	Flowering Shrub	50	...
⊙	Groundcover	60	...
⊙	Grass	70	...
⊙	Water Feature	1	...
⊙	Lighting	2	...

PLANT MATERIAL

Symbol	Plant Material	Quantity	Notes
⊙	Large Tree	10	...
⊙	Medium Tree	20	...
⊙	Small Tree	30	...
⊙	Shrub	40	...
⊙	Flowering Shrub	50	...
⊙	Groundcover	60	...
⊙	Grass	70	...
⊙	Water Feature	1	...
⊙	Lighting	2	...

SECTION C ATTACHMENTS REFERENCED IN ITEMS 1a-q

(1)(a) **Parcel numbers** are: 18901, 18758, 18757, 80023, 65382, 76461, 60704, 18789, 18892, 18747, 18760, 18889, 18891, and 18748.

(1)(b) **Legal description:**

All of those certain parcels 1, 2, 3, 4, 5, 6, 7, 8, 15 and 16 situated in Chatham County, North Carolina and being more particularly described on that plat entitled "Williams Corner Assemblage," prepared by John R. McAdams, Inc. dated April 17, 2006 and recorded in Plat Slide 2006-207, Chatham County Registry;

Together with that certain tract of land that is comprised of (i) a **portion of** parcel 12 situated in Chatham County, North Carolina and being more particularly described on that plat entitled "Williams Corner Assemblage," prepared by John R. McAdams, Inc. dated April 17, 2006 and recorded in Plat Slide 2006-207, Chatham County Registry, and (ii) a **portion of** Tract C (a 16.315 acre tract) situated in Chatham County, North Carolina and being more particularly described on that plat entitled "Property of Dottie Bennett Burgess Estate," dated December 15, 1996 and recorded at plat slide 2000-2, Chatham County Registry, said **combined portions** being described as follows:

Beginning at a Control Corner located at the northeast corner of parcel 16 shown on Plat Slide 2006-27 and in the western line of parcel 12 on Plat Slide 2006-27, the POINT AND PLACE OF BEGINNING, thence N03°08'08"E a distance of 467.79 feet to the northwest corner of parcel 12, thence S89°49'09"E a distance of 607.90 feet to the northeast corner of Tract C, thence S00°07'26"W with the eastern line of Tract C a distance of 1351.89 feet to the southeast corner (a new corner), thence N85°23'22"W a distance of 293.15 feet to a point in the new southern line, thence S88°55'49"W a distance of 401.14 feet to

the southeast corner (a new corner), thence N04°07'11"E a distance of 872.90 feet to the POINT AND PLACE OF BEGINNING.

(1)(h) **Phasing:** The project construction is anticipated to start within two to three years and to be completed within five years of commencement. The project will be built in phases but the precise timing and order will be determined by the marketplace.

(1)(j) **Utilities:**

Water: Chatham County (see attached service letter)

Sewer: Old North State Water Company (see attached service letter)

Electric: Duke Energy

Natural Gas: Dominion Energy

Internet: Multiple available providers

(1)(n) **Lighting:** All lighting will comply with the Zoning Ordinance Section 13 Lighting Standards. Specific lighting plans will be designed and approved as part of the individual site plan approval process for lots.

(1)(p) **Section 11.2 A-I:**

A. Noise: It is not anticipated that any uses allowed within the approved MUCD will exceed those allowed under the applicable Chatham County Noise Control Ordinance but all such uses will be subject to said ordinance.

B. Vibration: No use shall be operated so as to produce ground vibration noticeable, without instruments, at the lot line of the premises, which the use is located.

C. Smoke and Other Particulate Matter: Every use shall be so operated as to prevent the emission of smoke from any source whatever, to a density greater than described as Number 1 on the Ringlemann Smoke Chart, provided, however, that smoke

equal to, but not in excess of that shade of appearance described as Number 2 on the Ringlemann Chart may be emitted for a period or periods totaling four minutes in any 30 minutes. For the purpose of grading the density of smoke, the Ringlemann Chart as published and used by the United States Bureau of Mines, and which is hereby made, by reference, a part of these regulations, shall be standard. All measurements shall be made at the point of emission. Every use shall be so operated as to prevent the emission into the air of dust or other solid matter which may cause damage to property and health of persons or animals at or beyond the lot line of the premises on which the use is located.

- D. Odors: No use shall be operated so as to produce the emission of hazardous, objectionable or offensive odors in such concentration as to be readily perceptible at or beyond the lot line of the property on which the use is located.
- E. Toxic, Noxious or Hazardous Matter: No use shall for any period of time, discharge across the boundaries of a lot on which it is located, or into the waters of the State of North Carolina, toxic, noxious or hazardous matter in such concentrations as to be detrimental to or endanger the public health, safety, comfort, or general welfare, or cause injury or damage to persons, property or the use of property or land.
- F. Electromagnetic Interference: No use, activity, or process shall be conducted which produces electromagnetic interference with normal radio or television reception beyond the lot line of the property on which the use is located.
- G. Fire and Explosion Hazards: Each use shall be operated so as to minimize the danger from fire and explosion and to comply with the regulations contained in the building code and fire prevention code.
- H. Humidity, Heat or Glare: Any activity producing humidity in the form of steam or moist air, or producing heat or glare, shall be

carried on in such a manner that the steam, humidity, heat or glare is not perceptible at or beyond the boundary of the zoning district in which the use is located, or any residential, business or office and institutional zoning district boundary.

- I. Light: All lighting shall be beamed down and away from adjoining property. To the extent practicable, all light produced on-site shall be contained within the perimeter of the site by design, orientation or shielding of the light source. The following lighting shall be prohibited: 1. No fixture shall be erected which is an imitation of an official highway or traffic control light or sign. 2. No fixture shall be in a direct line of vision with any traffic control sign or light. 3. No fixture shall have a flashing or intermittent pattern of illumination. 4. No fixture shall be located within a public right-of-way. 5. No fixture shall be erected which because of the design of the light source, orientation or intensity causes direct glare onto adjacent property or streets, creating a nuisance or a hazard or causing confusion to drivers. 6. Search lights are prohibited except when used by Federal, State or local authority. 7. No fixture shall violate any law of the State of North Carolina relative to outdoor lighting.

(1)(q) **Environmental Impact Assessment:** See attached.

(2)(f) **Traffic impact Analysis:** See attached per request of Planning Staff.

(2)(g) **Additional Information:** See attached Market Analysis per request of Planning Staff.