

**AMENDMENTS TO
THE MAY 2014, CHATHAM PARK
PLANNED DEVELOPMENT DISTRICT MASTER PLAN
(PDD Master Plan)**

The following changes are made to and shall be a part of the "Chatham Park Planned Development District Master Plan May 2014" as previously submitted to the Town on April 28th, 2014. The amendments are as follow.

1. Based on the commitments made by the Town and contained in the Environmental Impact Statement for the Town's Proposed Wastewater Treatment Plant, the following amendments are to be included in the PDD Master Plan.

Amend "I. SITE ANALYSIS ELEMENTS" (4), as shown on page 8 to read:

Additional buffers are provided at two locations along the Haw River. First, a ~~two hundred and fifty foot (250')~~ **three hundred foot (300')** buffer from the bank (top of bank) of the Haw River is provided along the river at the most northern river frontage of the PDD Property. This area is within Section 1.1. The second buffer is five hundred feet (500') in width and is located south of the first in Section 1.5. These buffers, while providing additional protection for the river, create greenway linkages, especially for the State-owned parklands along the river.

For streams flowing to the Haw River within Sections 1.1, 1.2, 1.3 and 1.5, where Federally listed species currently inhabit this portion of the river and would be protected by the Endangered Species Act of 1973, perennial streams shall have two hundred foot (200') buffers and intermittent streams shall have one hundred foot (100') buffers, measured from the top of bank. The applicability of these additional buffers shall be determined at the time of Small Area Plan submittal.

Amend "II. LAND USE ELEMENTS" (5), as shown on page 13 to read:

For the first River Transition Zone, the more northern of the two areas, the buffer along the river is ~~two hundred and fifty feet (250')~~ **three hundred feet (300')** wide. Moving away from the river and parallel to the buffer, the next two hundred ~~and fifty feet (250')~~ **(200')** is limited to a residential development density of one dwelling unit per gross acre (1du/ga).

2. Amend "II. LAND USE ELEMENTS" (3), as shown on page 11 to read:

Each Activity Center shall contain public green(s)/commons area(s) totaling a minimum of ~~one (1)~~ **two (2)** acres in size, centrally located and accessible. A contiguous area is preferred. Areas across from and adjoining a common urban street shall be considered contiguous.

3. Amend "**VI. PARKS, GREENWAYS, RECREATION and OPEN SPACE ELEMENTS**" (1) A, as shown on page 34 to include the following statement: (Renumber as necessary.)

- (3) The combined amount of Open Space for both residential and non-residential described in the examples above is 1,320 acres. *Chatham Park* shall include at least 1,320 acres of qualifying Open Space (see below) throughout the development of the project. *Chatham Park* shall include this amount of qualifying Open Space, at a minimum, regardless of the maximum number of dwelling units constructed or non-residential gross square footage constructed.

4. Amend "**VI. PARKS, GREENWAYS, RECREATION and OPEN SPACE ELEMENTS**" (1) C, as shown on page 37 to read:

The timing for the provision of Park Land is intended to track growth and development in order to properly serve the community. As noted above, Park Land shall be provided at a ratio of no less than 1/33rd of an acre per dwelling unit. In order to expedite the delivery of Park Land, it shall be provided at a rate equal to 1/25th of an acre per dwelling unit until the maximum amount of up to 667 acres is reached. Therefore, ~~At a minimum,~~ required Park Land shall be provided in the following manner.

- ~~Fifteen~~ **Twenty (20)** acres of Park Land space for every 500 residential units.
- The amount of dedication shall be calculated on a pro-rated basis relative to the total number of residential building permits issued. The minimum required land area shall be available for development prior to the issuance of the building permit for the specified unit increment (i.e 500; 1000; etc.). The following chart illustrates how minimal land areas thresholds may track building permits.

Park Land / Development timeline - EXAMPLE

# Units (Building Permits Issued)	Minimum Acres of Park / Open Space Required	# Units (Building Permits Issued)	Minimum Acres of Park / Open Space Required
500	20.0	5000	200.0
1000	40.0	10000	400.0
2000	80.0	15000	600.0
2500	100.0	22000	667.0