

11. Master Public Facilities Plan Additional Element

Introduction

Public facilities are those facilities required to support the services and functions provided in Chatham Park by the Town government or public utility companies. Such facilities are essential to support the community and its development and to enhance the overall quality of life in Chatham Park. Public services addressed in this Element include Town administration, police, fire, schools, parks and recreation, water supply and distribution, and sewer collection and treatment.

Much of the anticipated growth of the Town of Pittsboro for the next twenty to thirty years is expected to occur in Chatham Park. The Town's present system of public facilities demonstrates a commitment to service provision and the community's expectations. However, as existing infrastructure in the Town ages, there will be increased competition between newer and older areas for facility dollars. Therefore, it will become increasingly important that future development occur in concert with the provision of adequate public facilities at a level of service that is maintained in a fiscally sound manner.

This Element recognizes that the level of public services enjoyed by area residents is a significant local attribute and its continuation requires sound and supportable planning guidelines. Such guidelines should provide for a balance between future land use intensity and facility quantity and address the location of new facilities to maximize accessibility while minimizing neighborhood impact. Therefore, it is the purpose of this Element to provide guidance on both the quality and location of Town public facilities and services based on impacts from development of Chatham Park.

As used in this Element, the term "Chatham Park" refers to the land that has been zoned by the Town as a Planned Development District known as Chatham Park, "CPI" refers to Chatham Park Investors LLC or other applicable owner or developer, "North Village" refers to the portion of Chatham Park north of US Highway 64 Business, and "South Village" refers to the portion of Chatham Park south of US Highway 64 Business.

General Objectives

This Master Public Facilities Plan Additional Element ("Public Facilities Element" or "Element") is based on general objectives which apply to the Town's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to community expectations, the public health, safety, and general welfare, and development impacts.

Objective 1:

Locate new facilities to provide convenient services to the greatest number of people or service consumers and users.

- a. Site facilities appropriately to the area they are intended to serve.
- b. Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.
- c. Locate facilities in order to maintain acceptable levels of service while reducing duplication or underutilization.
- d. In consideration of service area, site conditions, and other matters, new facilities may be located within or outside of Chatham Park.

Objective 2:

Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

- a. Working in concert with the Town, program the establishment of facilities. Projects programmed for construction should be (1) demonstrated as required to meet public health or safety needs or appropriate service levels or (2) supported by a need analysis produced by the Town.
- b. Follow Town adopted public facility standards that identify facility requirements associated with level of need, appropriate quality and size, and relationship to population.
- c. Provide for adequate maintenance of existing facilities.

Objective 3:

Balance the provision of public facilities with growth and development.

- a. Determine new facilities in size and quantity which are consistent with projected Chatham Park impacts.
- b. Plan for availability of adequate facility space and services as development occurs, either as planned in the Town's capital improvement plan or as provided with new development.
- c. Designate and reserve future public facility sites that will be required by anticipated future growth and development.
- d. Anticipate alternate uses for public facilities when existing public facility sites are no longer needed for their original use.
- e. Determine sites for public facilities in advance of demand either through purchase or dedication.

Objective 4:

Mitigate the impact of public facilities on adjacent planned and existing land uses.

- a. Locate public facilities in areas of compatible land use if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest, as long as the integrity of the Master Plan is not impaired.

- b. Jointly locate public facilities whenever appropriate to achieve convenience and economies of scale, as long as the integrity of the Master Plan is not impaired.
- c. Design facilities to promote and enhance the community character.
- d. Provide for proper screening and buffering in order to mitigate visual impact on adjacent existing or anticipated future development of a different use or nature.
- e. Require site size and development to conform to all applicable standards to achieve maximum compatibility with surrounding land uses.

Objective 5:

Site determination should be appropriate for the facility's specific purpose.

- a. Consider accessibility in siting facilities. In general, public facilities should have access to primary roadways. Exceptions may include facilities with a community pedestrian orientation, such as a neighborhood park or an elementary school.
- b. Locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate anticipated expansion.
- c. Evaluate engineering considerations, such as slopes, soils, and other factors pertinent to knowing the extent of the site's development cost.
- d. Locate, as possible, facilities on sites with public water and sewer.

Objective 6:

Financing Expansion of Public Facilities.

- a. When possible, public facilities and infrastructure will be expanded to serve Chatham Park in coordination with the growth of the Town's tax base that is attributable to Chatham Park.
- b. Consideration will be given by the Town to earmarking development fees paid with regard to development in Chatham Park for the expansion of public infrastructure serving Chatham Park.
- c. The Town will investigate and utilize, as appropriate, both traditional and innovative public financing techniques to fund the expansion of public facilities and infrastructure to serve Chatham Park.

Objective 7:

Easements for Public Facilities.

As public utilities are expanded to serve Chatham Park, the Town and the developer will work together to obtain the necessary public easements and rights of way, and the Town may exercise the power of eminent domain when the negotiated acquisition of those interests is not reasonably possible. Public easements and rights of way within Chatham Park will be dedicated by the owner of the applicable property.

Section 1. Master Public Facilities Plan

This Master Public Facilities Plan Element is presented in the following seven (7) sections: Police, Fire, Schools, Water Supply, Sanitary Sewer, Parks and Recreation, and Town Administration.

For each of these sections, objectives are discussed and/or planning guidelines are presented and/or actions to be taken by Chatham Park are described. With respect to some matters, more particular information will be presented in the applicable Small Area Plan. In most cases these objectives and planning guidelines provide policies and/or standards and/or actions for one or more of the following factors:

Location – where facilities should be located in order to provide accessibility, support planned land uses, and adequately serve their function.

Size and Design – the appropriate facility size which should be constructed in relation to the population and design requirements to achieve neighborhood compatibility.

Other – factors which must be addressed to provide an acceptable level of service or community benefit.

Section 2. Public Safety

The provision of public safety services is basic to an orderly society and the protection of the health and safety of Pittsboro residents. Primarily, this Element will consider the Police Department and Fire Department, while acknowledging there are other public safety services that are important to the health and safety of Pittsboro residents.

Objective:

Enhance the services provided by public safety officials through the provision of appropriate facilities.

- a. Provide and locate the major facilities and appurtenances in a manner that enables optimum public safety telecommunications and the rapid dispatch of police, fire, and rescue services to the scene of citizen or other agency requests for assistance.
- b. Effectively locate telecommunications facilities and equipment associated with public safety agencies.
- c. Select new public safety facilities sites that have adequate space for future expansions and that provide opportunities for shared utilization to the extent possible.

Police

Due to the nature of police work, which involves mobile patrol operations, the greatest need for facility space has been and primarily will be for administrative, operational support, and training functions. There are no nationally accepted standards for the provision of such facilities.

Similarly, there are no nationally accepted standards for the size of police patrol areas. Due to the flexibility and decentralized nature of police work, the day to day demands on police personnel change and local deficiencies can readily be alleviated through reassignment of officers and vehicles between station and patrol areas.

Location

Objective 1:

As part of the Chatham Park Small Area Plan process, locate police stations and related facilities so as to provide the most efficient and expeditious law enforcement/protective service to the Town as a whole and within individual police districts.

- a. Locate new police stations and substations: (i) near the geographical center of the service area; (ii) in or adjacent to commercial areas or as part of shared space with other public facilities where practicable; (iii) in a manner and location that is compatible with adjoining areas; (iv) on major streets with good access to all parts of the service area; and (v) with adequate parking for officers, employees, and visitors.

Character and Extent

Objective 2:

Maintain or establish facilities that allow Police Department personnel to operate at maximum effectiveness.

- a. Size stations and substations to meet the expected level of police service required to protect people and property located or to be located in the service area.
- b. Locate new police stations on sites that will provide the necessary station square footage for officers, civilian personnel, persons in police custody, visitors, equipment, and vehicle parking.
- c. When locating new police stations with another public facility such as fire and rescue, provide for adequate acreage to accommodate both uses.
- d. When police substations are appropriate instead of police stations, establish locations adjacent to or in an existing or proposed commercial area.

Objective 3:

Maintain an appropriate number of Police Department personnel to operate at maximum effectiveness in protecting public safety.

- a. Each Small Area Plan submitted for Chatham Park will provide an estimated number of additional Police Department personnel the Town will need based on population projections for that Small Area at full build out.
- b. Each Small Area Plan submitted for Chatham Park will include development phasing information to help the Town estimate the number of additional Police Department personnel and equipment that should be added on an annual basis until projected full development has occurred.

Fire

Historically, fire stations have been located to provide an appropriate level of service based on acceptable response time, adequate fire flow, sufficient personnel and equipment and risk analysis. This Element assumes that an acceptable fire response time should be seven minutes 20 seconds after an emergency call is dispatched, which consists of 80 seconds turnout time, four minutes for travel and two minutes for preparation upon arrival at the location of the emergency. This Element also assumes that fire protection and first responder services should be provided as nearly as practicable in accordance with the Standards set forth in the National Fire Protection Association “NFPA 1710” document. This response time goal is critical to providing effective fire suppression as well as emergency medical services as defined in NFPA 1710. Traffic calming devices will affect response times. An acceptable Emergency Medical Services (“EMS”) response time would allow 60 seconds turnout time, with four minutes for travel time. There are physical and economic restraints that may adversely impact the ability to achieve the desired response times. Increased service requests and significant traffic volume are other factors that may impede attainment of this goal. This Element also assumes that fire protection and first responder services should be provided as nearly as practicable in accordance with standards set forth by the North Carolina Department of Insurance, Fire and Rescue Service Division, the N.C. Association of Rescue and Emergency Medical Services, and the Insurance Service Office for all persons and property located within the Town so as to maintain an ISO insurance rating goal of 4/5.

The fundamental component for facility planning is determining future demand for emergency services. While providing new facilities to meet increasing demand is expected to be a primary focus for the Town and its fire protection service provider (collectively, the “Fire Department”), it is also true that existing facilities may require additions and rehabilitation to accommodate necessary emergency response equipment. Continued analysis of resource availability and utilization by the Fire Department may result in redeployment of equipment to heavier demand areas. Fire protection resources need to be distributed in the community based on risks, hazards, and values; and furthermore, they should be able to respond in a timely fashion to prevent a small fire from becoming a larger one. This involves the ability to concentrate resources, especially staffing, to be able to perform the job in a safe and effective manner on significant events.

Location

As part of the approval process for Chatham Park Small Area Plans, in conjunction with the Fire Department, a sufficient number of locations that maintain the acceptable response time coverage for fire and rescue emergencies within the applicable service area shall be identified based upon the following principles:

- a) Identify locations for new fire stations as deemed necessary by the Fire Department for an appropriate level of service based on new development and information provided by Chatham Park.

b) Identify the location for each new fire station at the most strategic point in a proposed service area to achieve the acceptable response time coverage to all points of the area served by that fire station and/or provide the most optimum service to that area based upon the following factors:

i) Identify locations close to intersections where there is optimal access to public roads;

ii) Avoid hillside locations or locations at the bottom of hills when a significant part of the service area is located up there;

iii) Avoid locating stations directly on heavily traveled major thoroughfares; rather, locate on a parallel or cross street that includes a traffic signal with pre-emption capability at a nearby intersection for efficient egress/ingress;

iv) Identify locations with relatively flat topography that provide the opportunity to buffer stations from adjoining properties;

v) Where there is either a man-made or natural obstacle such as a railroad or river, locate stations on the side where the greatest hazard or higher incident activity exists; and

vi) Locate stations to minimize service area overlap within five miles of an existing fire station and provide coverage to areas not already within five miles of an existing station.

vii) When a new station is required to fill an existing service void and there is unavoidable overlap with another existing service area, the new station should be located so that any service overlap benefits the high risk/high density areas and alleviates the response requirements of other high activity areas. Chatham Park will identify anticipated high-risk areas/high density areas based on criteria provided by the Fire Department.

viii) Identify locations to maximize utilization of existing fire-flow availability.

ix) Identify locations to achieve the response time goals for fire and emergency services equivalent from the station closest to the incident, assuming a driving distance of two miles and a driving speed of 30 mph.

Character and Extent

Objective 2:

Maintain or establish new facilities that allow the Fire Department to operate at maximum effectiveness.

a) New fire stations should be constructed on sites that will accommodate Fire Department operational criteria.

b) Fire station buildings and other improvements on fire station sites should be designed to be compatible with the architectural character of the surrounding area. Chatham Park design guidelines applicable to the fire station shall not unreasonably increase the cost of construction, operation and maintenance of the facility.

Objective 3:

Maintain an appropriate number of fire personnel and associated equipment to operate at maximum effectiveness in protecting public health and safety.

a) Each Small Area Plan submitted for Chatham Park will provide the following: estimates of full build-out residential population and density for that Small Area; estimates of full build-out non-residential square footage for that Small Area; and estimates of future growth and population density for surrounding areas in Chatham Park.

b) Each Small Area Plan submitted for Chatham Park will include development phasing information in order for the Fire Department to analyze the need for additional Fire Department personnel and equipment on an annual basis until projected full build-out of that Small Area has occurred.

c) As part of Small Area Plan submittals for Chatham Park, development standards, included projected maximum building heights, will be provided in order for the Fire Department to analyze equipment needs and vehicular upgrades necessary to operate at maximum effectiveness.

Fire Station Sites

Objective 4:

Determine suitable sites for fire Stations in Chatham Park.

Chatham Park will cooperate with the Fire Department to determine the number, size, and location of fire station sites in Chatham Park in accordance with the Objectives set forth above. Proposed locations for such facilities in Chatham Park will be shown on Small Area Plans with sufficient data to justify acceptance by the Fire Department. In order to satisfy the above Objectives, the Fire Department's fire protection goals, and to maintain an acceptable level of fire protection service, Chatham Park agreed in the Master Plan for Chatham Park to provide the reasonably anticipated public facility needs generated by development of Chatham Park. As part of that commitment Chatham Park will donate up to four (4) fire station sites, at least 2.5 acres but not more than 3.0 acres in area, to the Town or, at its option, to its fire protection service provider, for no monetary consideration and by special warranty deed, subject to the Chatham Park Master Plan, Chatham Park Additional Elements, applicable Chatham Park Small Area Plan, Chatham Park Development Agreement (as defined in the Master Plan), applicable restrictive covenants of record, applicable

utility easements of record, and all other title exceptions acceptable to the Town at the time of conveyance. Conveyance of the site shall occur as soon as reasonably practicable following site plan approval by the Town for the fire station building on the site and Chatham Park Development Review Committee approval of the plans for the fire station building and other initial improvements on the site. The conveyancing deed may contain provisions restricting use of the site to fire station or other public facilities purposes, and for such other uses approved by the Chatham Park Development Review Committee.

Section 3. Schools

Chatham County Schools ("CCS") will be the major provider of education for Chatham Park, but private schools and charter schools also will be used in order to provide a variety of school options and meet a wider variety of public interests. CCS has a wide range of educational facilities that accommodate instructional programs for Chatham County students from pre-kindergarten through grade 12 (referred to herein as "school age children"). In addition to accommodating educational programs, school facilities are used to meet a variety of recreational and cultural needs of the county through special programming. Generally, separate facilities are provided to serve three levels of education - Elementary, Middle School, and High School.

The fundamental component in capital facility planning for schools is determining future enrollments, a complex procedure established by Chatham County which continues to be refined. Chatham Park has worked with CCS staff and consultants using their adopted methodology for determining the projected school population expected to be generated by development of Chatham Park. These models are only effective with current data. Therefore, thorough knowledge of anticipated housing starts and use of appropriate dwelling-unit multipliers are essential, and Chatham Park will continue to work with CCS staff in regularly providing updated data.

Student enrollment forecasts, coupled with capacity estimates and facility standards, provide framework for capital facility planning. Locational criteria assist in site planning, identification, and selection.

The following Table 1 projects the anticipated number of schools needed to serve the school age children based on the maximum residential build out of Chatham Park (22,000 residential units). Chatham Park will consult with CCS staff on a quarterly or more frequent basis as necessary to determine school age children projections, and the numbers in Table 1 will be modified as development occurs in Chatham Park to determine more accurately the number of school age children resulting from development of Chatham Park and the number of schools that are needed to serve those students.

TABLE 1

Residential Category	Number of Dwelling Units	Number of School Age Children Per Dwelling Unit	Total Number of School Age Children per Unit Type
Single Family			
Age Targeted	6,000	0	0
≤ 3 Bedroom	7,350	0.45	3308
> 3 Bedroom	3,150	0.5	1575
Multi Family			
1 Bedroom	1,925	0.05	96
2 & 3 Bedroom	3,575	0.3	1073
TOTAL	22,000		6051

Conclusion: 22,000 dwelling units will generate 6,051 students

School Type	Percent of School Age Children	Number of Students	Standard School Capacity
Elementary	60%	3631	650
Middle	20%	1210	850
High	20%	1210	1200

Chatham Park will reserve a sufficient number of school sites to serve the school age children living in Chatham Park. School sites proposed for future use as Chatham County public schools and/or public charter schools and/or private schools will be identified in Small Area Plans as they are submitted to the Town for review and approval. Not less than one-half (1/2) of the reserved school sites will be designated as reserved for CCS, and Chatham Park will consult with CCS to determine a sufficient number and type of school sites (i.e., elementary, middle school, and/or high school) to be reserved for CCS.

Chatham Park will notify CCS when all of the following are available to a school site reserved for CCS ("Infrastructure Availability"): (a) public water service is available on the reserved school site or in a road right of way or easement adjacent to a boundary of the school site; (b) sanitary sewer service is available on the reserved school site or in a road right of way or easement adjacent to a boundary of the school site; and (c) a road dedicated to public has been constructed and adjoins part or all of a boundary of the reserved school site. The date of delivery of such notice to CCS is the "Notice Date".

On or before the date that is six (6) months immediately following the Notice Date (such date being referred to herein as the "Confirmation Date"), CCS shall notify Chatham Park either that CCS confirms reservation or does not confirm reservation of the applicable school site. If, on or before the Confirmation Date, CCS notifies Chatham Park that it does not confirm reservation of that school site, or if CCS fails to notify Chatham Park of its decision with respect to that school site, then the reservation of that school site for CCS shall terminate as of the Confirmation Date.

If CCS notifies Chatham Park prior to the end of the Confirmation Date that it confirms reservation of the applicable school site, then CCS shall have a period of four and one-half (4.5) years immediately following the Confirmation Date (the "Commitment Period") within which to make a "commitment" to that school site by delivering to Chatham Park a proposed development plan for that school site and a proposed date for commencement of construction of one or more schools on that school site. The development plan shall consist of a site sketch showing the proposed location of a school, parking, and recreation fields on the applicable school site. If CCS does not commit to that school site prior to the end of the Commitment Period, then the reservation of that school site for CCS shall terminate as of the end of the Commitment Period.

If CCS commits to the applicable school site prior to the end of the Commitment Period, then CCS shall have until the date that is five (5) years immediately following the last day of the Commitment Period within which to commence construction of one or more schools on that school site (the "Construction Commencement Date"). For the purposes of this Section, the term "commence construction" shall mean that a building permit has been issued and that construction activities on the school site have commenced, as evidenced by at least the start of clearing and/or grading of the school site. If CCS does not commence construction of one or more schools on that school site prior to the Construction Commencement Date, then the reservation of that school site for CCS shall terminate as of the Construction Commencement Date.

When a reservation of a school site for CCS terminates, the property subject to the reservation may be used by Chatham Park or other owner of the property for any purpose allowed under the Chatham Park Master Plan or other applicable zoning.

Upon request from CCS after a building permit has been issued for construction of one or more schools on a school site committed to by CCS, Chatham Park will convey that school site to CCS by special warranty deed, subject to all applicable title exceptions, including, without limitation, the Chatham Park Master Plan (including the Additional Elements), the applicable Small Area Plan, the Development Agreement, and applicable restrictive covenants. At any time prior to the earlier of conveyance of a reserved school site to CCS or CCS having made a commitment to a reserved school site, Chatham Park may relocate the school site to another comparable site that is owned by Chatham Park or to a comparable site owned by a different owner and consented to in writing by that owner, and which site is located within the applicable Small Area, any other Small Area, or any other property within one (1) mile of a boundary of Chatham Park. After CCS has made a commitment to a reserved school site, or a building permit has been issued for construction of one or more schools on the site, Chatham Park may relocate that reserved school site only with the consent of CCS.

CCS shall keep Chatham Park informed of its address for the purposes of delivery of notices of Infrastructure Availability or notices for any other purposes (the "Notice Address"). Notice of Infrastructure Availability may be given by CCS by any of the following methods, addressed to CCS at the most recent Notice Address provided by CCS to Chatham Park: (a) United States Postal Service mail, postage prepaid, and the date of delivery of such notice to CCS shall be the third business day immediately following the date of mailing of the notice; or (b) registered or certified mail through the United States Postal Service, postage prepaid, return receipt requested, and the date of delivery of such notice to CCS shall be the date delivery date shown on the return receipt; or (c) overnight delivery service - for example, Federal Express or United Parcel Service, and the date of delivery of such notice to CCS shall be deemed the date indicated in the records of the overnight delivery service. In like manner, Chatham Park shall keep CCS informed of its address for notice purposes, and the same delivery rules shall apply to notices from CCS to Chatham Park as described herein for notices from Chatham Park to CCS.

Location

Objective 1:

During the development of Small Area Plans in Chatham Park, determine sites to be reserved for future school sites to be acquired by CCS or other School Provider.

- a. When reasonably practicable, place schools on parcels meeting the optimum number of location criteria addressed in this Element. Sites should be evaluated by the following factors:
 - Safe and convenient accessibility to pedestrian and road networks.
 - Acreage to accommodate expansion for initial and future needs. Appropriate acreage shall be determined in accordance with standards for the applicable type of school (elementary, middle school, or high school, or combination thereof) established by the North Carolina Department of Public Instruction (or other applicable State of North Carolina governmental entity) and after consideration of educational facilities (e.g., a library), athletic facilities (e.g., athletic fields), and physical facilities (e.g., parking) that can be shared by two or more schools on the site or by a school and the Town, or by a school and Chatham County, or by a school and a private person or entity (e.g., a YMCA).
 - Compatibility with adjoining existing and proposed future development.
 - Aesthetically pleasing physical qualities with appropriate site suitability (e.g. soils, topography, etc.)
 - Proximity to other public facilities, such as Police, Fire, and Rescue services.
- b. When reasonably practicable, locate school sites, when situated in areas conducive to pedestrian traffic, to take advantage of maximum walking and biking distances of one mile for elementary schools and one and a half miles for middle and high schools.
- c. Locate schools where they can be served by public water and sewer.
- d. Secure proposed school sites as far in advance of construction as possible, to provide for availability of both the preferred location and the necessary site features.

- e. Encourage site dedications which provide sufficient usable acreage to meet locational criteria.
- f. When reasonably practicable, coordinate the design of the school site's active recreational areas with the design of Chatham Park's park and recreational sites, Town of Pittsboro parks, and/or Chatham County parks.

Sewer Reservation

Objective 2:

CPI will reserve a portion of the 1.25 million gallons per day sewer capacity allocated to CPI in the City of Sanford wastewater treatment plant for all Chatham County public schools ("Schools") located in Chatham Park. These reservations will be described in Small Area Plans containing reserved public school sites that are approved by the Town. Such reservations shall be released if the reservation of the school site terminates as provided in this Element. Calculations of capacity reserved for public school sites shall be determined as follows (School Age Children or "Student" numbers per dwelling and percentages of Students for types of Schools are from information provided by Chatham County Board of Education ("BOE") - See Table 1):

According to the North Carolina Administrative Code (Note: GPD numbers may change from time to time and the applicable numbers at the time the reservation of sewer capacity is made will be used):

- Schools with cafeteria, gym, and showers (i.e. Middle and High Schools) require 15 gallons per day ("GPD") per Student
- Schools with cafeteria but no gym or showers (i.e. Elementary Schools) require 12 gallons per day per Student

According to Chatham County Board of Education numbers for School Age Children (Students):

- 60% are Elementary School Students
- 20% are Middle School Students
- 20% are High School Students

Calculation Of Sewer To Reserve

1. Number of Residential Dwellings x number of Students/Residential Dwelling = number of Students generated by the approved development plan.

2. Number of Students generated by the approved Small Area Plan (initially) and approved development plan (finally) per School type x number of gallons per day per Student = # of gallons per day of Sewer to Reserve.

Example

Development plans are approved for 135 townhomes and 454 single-family Lots, none of which are age-targeted housing. Assume 70% of the proposed residential dwellings are 3 bedrooms or less. BOE numbers are 0.45 students per dwelling for such residential dwellings of 3 bedrooms or less and 0.5 students per dwelling for such residential dwellings of more than 3 bedrooms.

589 residential dwellings x 70% = 412 residential dwellings of 3 bedrooms or less
589 residential dwellings x 30% = 177 residential dwellings of more than 3 bedrooms

412 residential dwellings x 0.45 (# of students/≤ 3 BR residential dwelling) = 185.4 Students
177 residential dwellings x 0.5 (# of students/> 3BR residential dwelling) = 88.5 Students
Total = 273.9 Students

Elementary: 273.9 x 60% = 164.3 Students x 12 GPD = 1,971.6 GPD
Middle: 273.9 x 20% = 54.8 Students x 15 GPD = 822.0 GPD
High School: 273.9 x 20% = 54.8 Students x 15 GPD = 822.0 GPD

TOTAL SEWER RESERVATION = 3,615.6 GPD

Sewer capacity reserved by CPI for Schools shall be released for other use at such time as (i) a School site reservation terminates, at which time the sewer capacity reserved for the type of School contemplated for that site shall be released, or (ii) actual sewer capacity for the applicable school is acquired by BOE from the Town or another provider that renders the sewer capacity reserved by CPI unnecessary.

Section 4. Water Supply

Chatham Park plans to obtain all its potable water from the Town of Pittsboro’s public water supply system. The Town currently operates a water treatment facility permitted at a capacity of 2.0 million gallons per day (“MGD”) with proposed expansions to a total of 6.0 MGD. The Town has requested an additional 6.0 MGD of capacity as part of the Jordan Lake Coalition, which, if granted, would bring the Town’s total capacity to 12 MGD. Chatham Park has developed a hydraulic water model for portions of Chatham Park to assist the Town in determining appropriate water main line sizes to be installed to provide adequate capacity, pressures and fire flows. These proposed improvements will follow the traditional model of developer funded infrastructure dedicated to the Town, with reimbursements to the developer or other person or entity who funds the improvements as provided in this Element.

As currently proposed and approved by the Town, the first schedule of water system improvements to serve the North Village of Chatham Park is planned in two (2) phases. Phase 1 consists of water main extensions and a 300,000 gallon elevated water storage tank that will provide a new higher pressure zone. Phase 1 has been constructed by Chatham Park prior to the adoption of this Element by the Town Board. Phase 2 will include improvements to the Town’s existing high service pump station and a 1.0 million gallon elevated water storage tank. After completion of Phase 2, the 300,000 gallon elevated water storage tank will be

converted to a reclaimed water storage tank for the reclaimed water system serving the North Village.

These planned improvements, together with other future improvements, will be in accordance with the following design standards:

Location

Objective 1:

Locate sites for adequate and appropriate infrastructures to transmit and distribute a safe and adequate potable water supply system which conforms to the land use goals of the Master Plan and the Small Area Plans for Chatham Park.

- a. Where feasible, elevated tanks may be grouped together and designed, as practicable, to harmonize with the surrounding existing and proposed development.
- b. Locate necessary booster pumping stations in buffered sites when feasible.
- c. Locate water mains to minimize impacts to environmental features such as wetlands, riparian buffers, streams and forested areas.
- d. Locate water system features like control valves, pressure reducing valves, and master meters in below grade vaults and, when feasible, in buffered sites.

Character and Extent

Objective 2:

Plan, design and provide for water system infrastructure to transmit and distribute a safe and adequate potable water supply to Chatham Park residents.

- a. Elevated water storage tanks shall be designed in accordance with the state of North Carolina requirements and may include additional design features pertinent to Chatham Park. Elevated tank(s) may be provided, as needed, in different pressure zones in order to maintain adequate pressure and fire flows for each zone.
- b. Provide for and maintain a hydraulic water model of the water distribution system for part or all of Chatham Park to assist the Town in determining appropriate water main line sizes to be installed to provide adequate capacity, pressures and fire flows. This hydraulic water model may be updated from time-to-time to reflect actual water demands and to reflect adjustments to Small Area Plans and development plans in Chatham Park. As determined by the Town, the hydraulic water model(s) provided by Chatham Park may be used in developing the Town's own hydraulic model of the Town's water distribution system.
- c. Potable water demands shall be determined in accordance with State of North Carolina requirements.
- d. All potable water infrastructure improvements shall be designed and plans prepared in accordance with State of North Carolina requirements and the Town's standard details and requirements.
- e. All potable water infrastructure plans shall be submitted to the Town and to the appropriate State of North Carolina agency, department, division, and/or section for permit approvals and any required authorization to construct.

Reimbursement

Objective 3:

Establish a procedure to reimburse a party who expends funds for construction of water infrastructure improvements.

- a. Reimbursement for funds expended for water infrastructure improvements within and outside of Chatham Park will be in accordance with the “Development Agreement” (required by the Master Plan) or other agreements between the Town and Chatham Park. Acquisition of easements for water infrastructure improvements outside of Chatham Park also may be eligible for reimbursement.
- b. Reimbursement may be in the form of development fee credits or other type of reimbursement specified in the Development Agreement or other agreements.

Operation and Maintenance

Objective 4:

Provide for water infrastructure improvements to be owned and operated by the Town or appropriate private utility provider.

- a. Ownership of water infrastructure improvements constructed in Chatham Park will be transferred to the Town or appropriate private utility provider (who later may transfer ownership to the Town).
- b. Following transfer of ownership to the Town, which typically will occur after the improvement has been constructed and accepted by the Town for maintenance after the expiration of any applicable warranty period, the Town will assume all obligations for operation and maintenance of the applicable improvement.

Section 5. Sanitary Sewer

Chatham Park plans to provide sanitary sewer services through a multi-faceted approach. It may include a combination of collaborative use of existing and improved public facilities, construction of new private facilities, construction of one or more lines to the City of Sanford or other governmental entity to transport wastewater for treatment, and construction of new regional facilities. An overarching goal will be to maximize the conservation and reuse of water resources. In furtherance of this goal, a reclaimed water distribution system will be utilized in Chatham Park where practicable. Sanitary sewer improvements will be in accordance with the following design standards:

Location

Objective 1:

Locate sites for adequate and appropriate infrastructure to collect, transport, and treat sewage and distribute reclaimed water for beneficial reuse.

- a. Where located in Chatham Park, sewer treatment facilities will be located and designed to harmonize as may be practical with the surrounding development.
- b. Treatment facilities will be located and designed to minimize, to the extent

- reasonably practicable, any negative aesthetic or sensory impacts, and to minimize associated ingress/egress impacts.
- c. Locate required pumping stations in buffered sites when feasible.
 - d. When feasible, locate system features like control valves, air release valves, and master meters in below grade vaults and in buffered sites.

Infrastructure

Objective 2:

Plan, design and provide for system infrastructure to collect, transport, and treat sewage and to distribute reclaimed water for beneficial reuse.

- a. Make mutually agreeable best use of existing Town sewage treatment capacity and reuse water through strategic interconnections with existing Town system.
- b. Provide for additional sewage treatment capacity and reuse water through one or more additional sewage treatment plants.
- c. Provide for additional future sewage treatment capacity through construction of a larger local regional treatment facility and/or construction of conveyance facilities to utilize capacity offered by the City of Sanford or other governmental entity.
- d. A reclaimed water distribution map or drawing will be provided in each Small Area Plan submitted to the Town for approval, which will show the existing and proposed street rights of way in which "purple pipe" for reclaimed water distribution for irrigation use, vehicle washing, or other similar use will be installed by Chatham Park in one side of the right of way. Subject to applicable ordinances, regulations, and/or rules of the Town, other governmental entity, or private utility provider who provides reclaimed water to users in Chatham Park (the applicable entity being referred to herein as the "reclaimed water provider"), developers and/or owners of non-residential properties and residential properties adjoining a street right of way in which purple pipe is installed and who desire to use reclaimed water, may, at their expense, connect to the purple pipe.

The opportunity to become a reclaimed water customer of the Town, other governmental entity, or private utility provider is subject to availability of reclaimed water from the reclaimed water provider and is subject to the applicable provisions of this Element, the applicable provisions of the Small Area Plan that governs the customer's property, and either the ordinances and regulations of the Town or other governmental entity that provides the reclaimed water or the policies and procedures of the private utility provider that provides the reclaimed water.

The applicable Small Area Plan may designate an amount or percentage of available reclaimed water reserved for non-residential uses; otherwise, the use of available reclaimed water will be on a "first come, first served" basis or other basis provided for in applicable Town ordinances or regulations.

- e. Demands for sewer treatment capacity shall be determined in accordance with State of North Carolina requirements.

- f. All sewer infrastructure improvements shall be designed and plans prepared in accordance with State of North Carolina and the Town’s standard details and requirements.
- g. All sewer infrastructure plans shall be submitted to the Town and to the appropriate State of North Carolina department, agency, division, and/or section for permit approvals and to obtain any required authorization to construct.

Reimbursement

Objective 3:

Establish a procedure to reimburse a party who expends funds for construction of sewer infrastructure improvements.

- a. Reimbursement for funds expended for sewer infrastructure improvements within and outside of Chatham Park will be in accordance with the “Development Agreement” (required by the Master Plan) or other agreements between the Town and Chatham Park. Acquisition of easements for sewer infrastructure improvements outside of Chatham Park also may be eligible for reimbursement.
- b. Reimbursement may be in the form of development fee credits or other type of reimbursement specified in the Development Agreement or other agreements.

Operation and Maintenance

Objective 4:

Provide for sewer infrastructure improvements to be transferred to the Town.

- a. Ownership of sewer infrastructure improvements constructed in Chatham Park will be transferred to the Town or appropriate private utility provider (who later may transfer ownership to the Town).
- b. Following transfer of ownership to the Town, which typically will occur after the improvement has been constructed and accepted by the Town for maintenance after the expiration of any applicable warranty period, the Town will assume all obligations for operation and maintenance of the applicable improvement.

Section 6. Parks and Recreation

The provision of parks and recreation facilities is one of the quality of life factors that demonstrate the Town’s commitment to meeting the needs of its citizens. A good park system is developed through a systematic approach to assessing population growth, adequate park acreage and locations, safe and attractive facilities, maintenance standards, funding, and the ability to adapt to change in a proactive manner as citizen wants and needs evolve. National recreational standards have been developed by the National Recreation and Park Association (NRPA), and these can be helpful as communities assess their recreational needs and how best to meet them. However, the uniqueness of each community due to geographical, cultural, climatic, and socioeconomic characteristics makes it more likely that each community will need to develop its own standards for recreation, parks, and open space. This Parks and Recreation section of this Element takes national standards and the requirements of the Master Plan into account to establish an appropriate service level for Chatham Park.

As used in Section 6 of this Element, CPI refers to Chatham Park Investors LLC or other applicable developer of land in Chatham Park.

Park Classifications and Criteria

The Parks Classification Table below is from the NRPA Parks, Recreation, Open Space and Greenways Guidelines. This table describes park classifications along with typical locations and sizes. Actual locations and sizes may vary.

Parks Classification Table			
Park Classification	General Description	Location Criteria	Size Criteria
Pocket Parks & Mini-Parks	Used to address limited, isolated, or unique recreation needs.	Less than a ¼ mile distance in residential setting.	Up to 5 acres in size.
Neighborhood Parks	Neighborhood Parks remain the basic units of the park system and serve as the recreational focus of the neighborhood. Focus is on the informal, active and passive recreation.	½ mile distance and uninterrupted by non-residential roads and other physical barriers.	5 acres is considered adequate size. 5-10 acres is optimal.
School Parks	Depending on the circumstances, combining parks with school sites can fulfill the space requirements for the other classes of parks, such as neighborhood, community, sports complex, and special use.	Determined by school property locations.	Variable – depends on function.
Community Parks	Serve broader purpose than the neighborhood parks. Focus is on meeting community-based recreational needs, as well as preserving unique landscapes and open spaces.	Determined by the quality and sustainability of the site. Usually serves two or more neighborhoods and 2 to 3 mile distance.	As needed to accommodate desired uses. Usually between 25 and 50 acres.
Natural Resource Areas	Land set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering.	Resource availability and opportunity.	Variable

Sports Complex	Consolidates heavily programmed athletic needs and associated facilities to larger and fewer sites strategically located throughout the community.	Strategically located, community-wide facilities.	Determined by projected demand. Usually 25 acres or more with 40-80 acres being optimal.
Private Parks/Recreational Facilities	Parks and recreation facilities that are privately owned yet contribute to the public park and recreation system.	Variable – dependent on specific use.	Variable
Regional Parks	Typically offer a wide variety of active or passive recreational opportunities and owned by the County or State.	Variable – dependent on specific use.	As needed to accommodate desired uses. Site varies from 50-1,000 acres.

Objective 1:

Locate new parks and other recreation facilities that are convenient to the greatest number of Chatham Park residents and area facility users.

- a. Avoid service area overlap between like facilities unless this overlap is necessary to correct service deficiencies.
- b. Provide park locations for the larger facility types as part of Small Area Plans.
- c. Provide park locations for smaller facility types – pocket parks and neighborhood parks – either in Small Area Plans or in development plans.
- d. Provide park locations such that most of the dwelling units in Chatham Park are within one-half (1/2) mile of a recreation facility location.

Objective 2:

Develop a diversified park system that will satisfy the varied recreational needs of Chatham Park’s residents and protect and enhance the quality of life in the Pittsboro area.

- a. Develop and implement facilities and programs that encourage public participation in both active and passive indoor/outdoor recreation programs.
- b. Work with the Town on a regular basis to revise the Town’s Comprehensive Recreation Plan, with citizen preferences serving as a major input to this process.
- c. Explore the development of a capital improvement program that also identifies all necessary funding sources.
- d. Update and/or renovate existing parks and recreation facilities to maintain and/or improve the existing level of service.
- e. Design outdoor recreation facilities that are accessible to individuals and organized groups of all physical capabilities, skill levels, age groups, and income levels.
- f. Incorporate public art into the parks and other recreation facilities where appropriate.

Objective 3:

Create a system of greenways between residential neighborhoods, businesses, schools, public facilities, and other activity centers as an alternative to automobile transportation.

- a. Utilize greenways, multi-use paths, and sidewalks, wherever possible to connect residential areas with schools, parks and other public facilities.
- b. Design an interconnected, multifunctional parks and open space system which protects important natural, cultural, and visual resources while providing appropriate opportunities for recreation.
- c. Create trailhead improvements that support the greenway system with interpretive and directory signage, rest areas, drinking fountains, landscaping, restrooms, parking, and other services.

Character and Extent**Objective 1:**

Expand economic growth, improve the quality of life for citizens, and promote economic development opportunities through parks and recreation planning and programming.

- a. Promote the benefits of parks and recreation through creative planning and programming, realizing that these benefits can be effective tools for increasing property values, promoting economic development by attracting new businesses, improving the Town's image, and enhancing public health and wellbeing.
- b. Create and promote recreational and cultural events which enhance the public health and wellbeing.

Objective 2:

Increase safety and reduce maintenance and operational costs throughout the park system.

- a. Reduce maintenance costs by using materials that require less maintenance and by analyzing the life cycle costs of these materials.
- b. Evaluate standards to assess and correct safety related issues at existing facilities.
- c. Explore the use of vandal-resistant materials in new construction, and work with the police and fire departments to reduce the potential for vandalism in public areas.
- d. Promote the use of native plant materials and other drought tolerant species in all park and recreation facilities.

Objective 3:

Provide land for Parks and Greenways on a timely basis as needed to serve the residents of Chatham Park:

Qualifying Park Land

Sections 1.5 and 4.5 shown in the Master Plan are land areas that qualify as "Park Land" or "Park". Core Conservation Areas #s 2 and 3 described in the Open Space Element qualify as Park Land to the extent not applied to satisfy open space requirements for Chatham Park. In addition to the foregoing, the following land areas qualify as Park Land for Chatham Park:

1. Land identified as Park Land or Park on a plat approved by the Town and recorded in the office of the Chatham County Register of Deeds including, without limitation, a Park of ten (10) acres or more within each "Park Service Planning Area" as defined in the Master Plan;
2. Private park/recreation areas open to use by the public and located within residential developments and mixed-use developments as approved by the Town;
3. Small scale urban spaces, one-half acre or larger in area, located to accommodate aesthetic amenities or a variety of passive, active and entertainment activities for the public, and designated as Park Land or Park in a development plan or on a recorded plat approved by the Town;
4. Land not located in a regulated buffer that is approved by the Town for greenway, is dedicated to the Town or other governmental entity, and on which a paved path or other type of path approved by the Town has been constructed;
5. Land used for multi-use paths located outside of a publicly dedicated street right of way and which is not required by NCDOT complete streets requirements;
6. Natural areas located within recorded conservation easements, to the extent not applied toward satisfaction of Chatham Park Open Space requirements and which has been approved by the Town; and
7. Other areas approved by the Town as Park Land.

Park Land Provided

In accordance with the Master Plan, Park Land is land intended to be used for either active or passive recreation purposes. Park Land that is conveyed or otherwise dedicated to the Town is intended to become part of the Town's recreation system. Subject to Town approval, Park Land may be conveyed or otherwise dedicated to other governmental entities. As provided above, other Park Land can be privately owned. Park Land conveyed or otherwise dedicated to the Town or other governmental entity also is referred to herein as "Public Park Land" or "Public Park". Land for Chatham Park that satisfies the Park Land requirements of the Master Plan shall be provided at a ratio of no less than 1/33rd acre per dwelling unit constructed, which would result in 667 acres of Park Land if the maximum number of dwelling units (22,000) allowed by the Master Plan is constructed. However, in order to expedite provision of Park Land, the Master Plan requires that, until such time, if any, that the maximum required amount of Park Land (667 acres) has been provided, Park Land shall be provided at a rate of 1/25th acre per dwelling unit constructed in Chatham Park. At the rate of 1/25th acre per dwelling unit, the maximum required 667 acres of Parkland would be provided when 16,675 dwelling units have been constructed in Chatham Park (the chart on page 37 of the Master Plan is amended by this Element to change 22,000 to 16,675).

Proposed locations and previously dedicated locations for Public Parks of five (5) acres or greater in size will be shown on Small Area Plans, with exact locations not previously finalized to be finalized as subdivision or site plans for dwelling units are submitted to and approved by the Town and surveys are completed. Proposed locations and previously dedicated locations for Public Parks of less than five (5) acres will be shown on subdivision plans or site plans submitted to and approved by the Town, with exact locations not previously finalized to be finalized as surveys are completed. The boundaries of all Public Park Land sites will be surveyed and shown on plats recorded in the office of the Register of Deeds for Chatham County, North Carolina. Proposed locations of private parks may be shown on Small Area Plans or on subdivision plans or site plans, but also may be included as part of common area for the developments in which they are located.

With the submission to the Town of each subdivision plan or site plan for dwelling units in Chatham Park, information will be provided as to the previous number of dwelling units in Chatham Park approved by the Town, the amount of Park Land previously provided for Chatham Park (either by land or payment-in-lieu or park land equivalent), and any new Park Land to be provided (either by land or payment-in-lieu or park land equivalent) with that subdivision plan or site plan. Land to satisfy the Park Land requirements of the Master Plan for Chatham Park may be provided on land that is located in Chatham Park, or on land within one (1) mile of any boundary of Chatham Park, or on any other land approved by the Planning Director. For the purpose of satisfying Park Land requirements, Chatham Park shall be considered as one development.

Nature of Public Park Land to be Dedicated

Except as otherwise approved by the Town Board or other applicable governmental entity, all Public Park Land shall meet the following criteria:

(1) Unity.

Each Public Park Land site shall form a single parcel of land, except where the Town Board determines that two (2) or more parcels would be in the best interest of the public, given the type and distribution of Park Land needed to adequately meet the requirements of this Element. Public Park Land for greenways is not subject to the requirements of this subsection.

(2) Usability.

Except as otherwise provided in this subsection, at least sixty-five percent (65%) of each Public Park Land site intended primarily for active recreational use shall be located outside Flood Hazard Areas, riparian buffers, lakes, or other water bodies, and areas with slopes greater than twenty (20) percent¹ (the foregoing being referred to herein as the "65% requirement"), and at least ninety-five (95) percent of the total Public Park Land shall be located outside of wetlands subject to Federal or State of North Carolina regulatory jurisdiction. Lakes, ponds, creeks, or other water

¹ Slope calculations under this subsection shall be provided by a licensed professional engineer or licensed landscaped architect.

bodies, and wetlands falling under Federal or State of NC jurisdiction qualify as Public Park Land only if sufficient abutting land is dedicated as Public Park Land. The following are not subject to the requirements of this Usability subsection and shall be excluded when calculating the foregoing percentages: Public Park Land for greenways; the Park Land in Sections 1.5 and 4.5 as shown on the Master Plan; and a Public Park to be located in the North Village portion of Chatham Park, generally in the location shown on Exhibit 1 to this Public Facilities Element, with the exact location of this Public Park to be shown on applicable development plan(s). This Public Park in North Village may contain a pond that can serve as a stormwater control measure under the Stormwater Element for more than one Lot.

With respect to Public Park Land sites, the 65% requirement may be reduced to not less than 60% to allow for isolated areas of steep slopes greater than 20%, subject to the following: in the applicable Public Park Land site, no individual area of isolated steep slopes greater than 20% may exceed one-half (1/2) of the total area of isolated steep slopes of greater than 20%; and areas of steep slopes greater than 20% adjacent to riparian buffers, lakes and other water bodies, flood hazard areas, and wetlands shall not qualify as isolated areas of steep slopes greater than 20% for the purposes of this paragraph.

With respect to proposed Public Park Land sites that do not meet the 65% requirement prior to development of the site, with the approval of the Town CPI may grade the site so that it meets the 65% requirement. Provided, the amount expended for such grading shall not qualify as Park Land Equivalent money under this Element.

(3) Shape.

The shape of the portion of Public Park Land that is deemed suitable for active recreation shall be sufficiently square or round to be usable for any or all recreational facilities and activities, such as athletic fields and tennis courts, when a sufficient amount of land is dedicated to accommodate such facilities. Public Park Land for greenways is not subject to the requirements of this subsection.

(4) Access.

Public access to Public Park Land shall be provided either by adjoining public street frontage or by a dedicated public easement which connects the dedicated land to a public street or right-of-way. Gradients adjacent to existing and proposed streets shall allow for reasonable access to Public Park Land. Where the dedicated land is located adjacent to a street, CPI shall remain responsible for the installation of utilities, sidewalks, and other improvements required along that street segment. Pedestrian access to Public Park Land used for greenway where such land does not adjoin a public right of way shall be at least ten (10) feet wide, unless otherwise allowed by the Town Board.

(5) Infrastructure.

The following infrastructure shall be provided to each Public Park Land site by CPI, or financial security for completion of such infrastructure provided in accordance with Town requirements, either prior to acceptance by the Town of the Public Park Land or, with approval of the Town Board, after acceptance by the Town of the Public Park Land.

(a) Publicly dedicated street and, if required by applicable Town ordinances, sidewalk, adjoining a boundary of the Public Park Land site, or an access easement to a publicly dedicated street approved by the Town Board. For the foregoing purposes, a "publicly dedicated street" is (i) an existing public street or (ii) a street that has been constructed and offered for dedication to the Town or other applicable governmental entity or, if construction has not been completed, financial security for completion of construction has been provided in accordance with applicable Town requirements. Provided, however, public greenways and public multi-use paths shall have access to publicly dedicated streets as shown on Small Area Plans and development plans approved by the Town.

(b) A publicly dedicated water line and a publicly dedicated sanitary sewer line shall be constructed to each Public Park Land site (whether on the site or stubbed to the site), excluding water and sanitary sewer for public greenway and public multi-use path land, and excluding sanitary sewer for any Public Park Land site on which the Town does not intend to construct restroom facilities.

(c) Reclaimed water lines shall be constructed to Public Park Land sites, excluding public greenway and public multi-use path land, in accordance with the reclaimed water line distribution map or drawing included in the applicable Small Area Plan approved by the Town.

Excess Park Land

Park Land provided in Chatham Park in excess of Park Land required by the Master Plan is referred to herein as "Excess Park Land". Excess Park Land includes each of the following:

(a) Park Land provided for Chatham Park that exceeds the amount of Park Land required by the Master Plan; and

(b) "Park Land Equivalent" for money spent by CPI for improvements to Public Park Land, except for money spent on the following: improvements for greenways; grading a Public Park Land site to enable the site to meet the 65% requirement, and improvements to Public Park sites as described in the immediately following section of this Element entitled "Public Park Facilities". For the purposes of determining the Park Land Equivalent, the "per acre value" of funds spent on improvements to Public Park Land first must be determined. The per acre value shall be determined in the same manner and subject to the same requirements as determination of fair market value for payment-in-lieu as provided in this Element. The Park Land Equivalent is determined by dividing the total amount of money spent on the improvements by the per acre value. For example, if the amount spent on improvements is \$600,000.00 and the per acre value is \$150,000.00 per acre, the Park Land Equivalent is 4 acres ($\$600,000.00 \div \$150,000.00 = 4$).

Excess Park Land, as approved by the Town, may be applied by CPI to satisfy Park Land dedication requirements for Chatham Park, additional land that is added to Chatham Park, and/or land located within one (1) mile of a boundary of Chatham Park that is owned by CPI or an entity affiliated with CPI, or owned by a purchaser of such land from CPI or its affiliated entity to whom the right to apply such Excess Park Land has been assigned.

Public Park Facilities

CPI shall spend the following amounts for improvements (other than maintenance facilities) to the following Public Park sites in Chatham Park. For purposes of Section 6 of this Element, the term "improvements" to Public Park sites includes, without limitation, clearing, grading, and other site preparation, paving, sedimentation and erosion control, stormwater control measures, surveying other than boundary surveying, soil remediation, installation of water and sewer lines and associated facilities on the site, and construction or installation on the site of buildings and other structures, bathroom facilities, and recreation facilities (for example, ball fields, soccer fields, tennis courts and courts for other sports, trails, swimming pools, and playgrounds), and provision of recreation equipment:

(a) \$500,000.00 per Public Park site for improvements to one (1) Public Park site in each of the seven (7) "Park Service Planning Areas" identified in the Master Plan, subject to agreement with the Town on location of the Public Park site and the applicable improvements. Each such Public Park site is referred to herein as a "Park Service Planning Area Site". As agreed upon by CPI and the Town, more than \$500,000 may be spent by CPI for improvements to any one (1) or more of the seven (7) Park Service Planning Area Sites. However, the total expenditure by CPI for all seven (7) Park Service Planning Area Sites will not be required to exceed \$3,500,000.

In addition to the expenditure of \$500,000.00 for improvements to each of the Park Service Planning Area Sites, CPI will provide a park master plan for each of the two (2) Park Service Planning Area Sites in the North Village, together with detailed design plans for the improvements to be paid for by CPI in those two (2) Park Service Planning Area Sites. The foregoing park master plans and detailed design plans are subject to Town approval.

(b) \$3.0 million per site for improvements to two (2) "Large Public Park Sites" in Chatham Park, one (1) in the North Village and one (1) in the South Village, with exact locations of these two (2) Large Public Park Sites to be agreed upon by the Town and CPI. Each of these two (2) Large Public Park Sites may consist of one of the following types of Parks: School Park; Community Park; Natural Resource Area; Sports Complex; or Regional Park. The Town may expend \$3.0 million for improvements to each of the two (2) Large Public Park Sites, on such schedule as determined by the Town. In addition to the expenditure of \$3.0 million for improvements to the two (2) Large Public Park Sites, for each of those two (2) Large Public Park Sites CPI will provide a park master plan, together with detailed design plans for the improvements to be paid for by CPI. The foregoing park master plan and detailed design plans are subject to Town approval.

(c) A total of \$2.0 million for improvements to up to twenty-eight (28) "Public Mini-Park" sites in Chatham Park, the locations of such Public Mini-Park sites and amount to be expended by CPI for the applicable Public Mini-Park site to be as agreed by CPI and the Town. CPI shall dedicate or convey to the Town one (1) Public Mini-Park site for each 785 dwelling platted units in Chatham Park. The agreed upon funds to be expended by CPI for the applicable Mini-Park shall be expended prior to platting of the first dwelling unit in the next group of 785 dwelling units.

(d) Except as otherwise agreed by CPI and the Town Board, CPI funds for improvements to the seven (7) Park Service Planning Area Sites, the Large Public Park Site in the North Village, and the Large Public Park Site in the South Village shall be expended as follows. As used in Section 6 of this Element: (a) "dwelling unit" shall mean and include a house on a single-family detached Lot, a townhouse, a condominium unit, or an apartment unit; and (b) the words "platted" or "platting" or substantially similar wording shall mean the following: (x) with respect to single-family detached Lots and townhouse Lots, the recording of a plat of those Lots in the office of the Register of Deeds for Chatham County, North Carolina; and (y) with respect to condominium units and apartment units, the issuance of a certificate of occupancy for the units.

(i) With respect to each of the seven (7) Park Service Planning Area Sites, within three (3) years immediately following the platting of the 1,500th dwelling unit in the applicable Park Service Planning Area, CPI shall be required to expend \$500,000.00 for improvements to the Park Service Planning Area Site in that Park Service Planning Area. Provided, if the agreed upon improvements for any of these seven (7) Park Service Planning Area Sites to be completed with CPI funds are completed for less than \$500,000.00, the required expenditure for that Park Service Planning Area Park site shall be deemed satisfied and the difference between \$500,000.00 and the amount actually expended by CPI shall be expended by CPI for improvements to one or more of the other seven (7) Park Service Planning Area Sites or as otherwise agreed by CPI and the Town.

(ii) With respect to the Large Public Park Site in the North Village, CPI shall be required to expend \$3.0 million for improvements to that site within five (5) years immediately following the platting of the 3,000th dwelling unit in Chatham Park. Provided, if the agreed upon improvements to be completed with CPI funds are completed for less than \$3.0 million, the required expenditure by CPI for that Large Public Park Site in the North Village shall be deemed satisfied, and the difference between \$3.0 million and the amount actually expended by CPI shall be expended by CPI for improvements to the Large Public Park Site in the South Village or as otherwise agreed by CPI and the Town.

(iii) With respect to the Large Public Park Site in the South Village, CPI shall be required to expend \$3.0 million for improvements to that site within five (5) years immediately following the platting of the 12,500th dwelling unit in Chatham Park. Provided, if the agreed upon improvements to be completed with CPI funds are completed for less than \$3.0 million, the required expenditure by CPI for the Large Public Park Site in the South Village shall be deemed satisfied, and the difference between \$3.0 million and the amount actually expended by CPI shall be expended by CPI for improvements to the Large Public Park Site in the North Village or as otherwise agreed by CPI and the Town.

(iv) As agreed upon by CPI and the Town, CPI may spend more than \$3.0 million on improvements to either of the two (2) Large Public Park Sites. In such event, the amount required to be expended by the Town for improvements to the first Large Public Park Site

and the amount required to be expended by CPI for improvements to the second Large Public Park Site shall be reduced by the amount CPI expends in excess of \$3.0 million on the first Large Public Park Site, and the amount required to be expended by the Town for improvements to the second Large Public Park Site shall be increased by the amount CPI expends in excess of \$3.0 million on the first large Public Park site. Provided, however, the maximum required expenditure by CPI and the Town is a total of \$6.0 million each for the two (2) Large Public Park Sites. Any amount in excess of \$6.0 million spent by CPI on improvements to the two (2) Large Public Park Sites may qualify as Park Land Equivalent pursuant to the Excess Park Land subsection of Section 6 of this Element.

(e) In determining locations of Public Park sites and, where applicable, the amount of funds to be expended by CPI for improvements to Public Park sites, CPI and the Town shall act reasonably and in the best interests of the residents of the Town. Unless otherwise allowed by the Town Board, funds required to be expended by CPI for improvements to the applicable Public Park site shall be expended prior to acceptance by the Town of dedication or conveyance of that Public Park site.

Bicycle Lanes and Multi-Use Paths

Bicycle lanes and multi-use paths in Chatham Park have been or will be constructed as follows:

(1) Bicycle lanes on both sides of the paved portions of those streets in Chatham Park determined as provided herein.

(2) Multi-use paths on one side of those streets in Chatham Park determined as provided herein. Multi-use paths provide connectivity to various streets that include bicycle lanes and to various greenways, typically will be constructed outside of the paved portions of streets, and may be located in or outside of street rights of way. Multi-use paths typically will replace sidewalks and will be ten (10) feet wide, with five (5) feet in the street right of way and five (5) feet outside of the street right of way.

(3) The general locations of streets that include bicycle lanes and general locations of multi-use paths in the North Village are shown on Exhibit 2 to this Public Facilities Element. The general locations of streets that include bicycle lanes in the South Village are shown on the Master Plan. More specific locations of streets that include bicycle lanes and of multi-use paths shall be shown on Small Area Plans. The final locations and alignments of streets and multi-use paths will be shown on applicable development plans and construction drawings approved by the Town.

Town Maintenance Facility

As determined by the Town, a maintenance facility (including building and yard) will be included in the planning and design for either the Large Public Park Site in the North Village or the Large Public Park Site in the South Village. This maintenance facility will be sized to serve the maintenance needs for Public Parks and Town owned public facilities in Chatham Park.

Recreation Impact Fees

Other than as required or allowed by this Element or by applicable ad valorem property taxes (including any taxes to be paid in a special assessment tax district applicable to any part or all of Chatham Park), Town ordinances requiring dedication or conveyance of land for Public Parks, construction of or payment for improvements to or maintenance of Public Parks, provision of funds for future acquisition of land for Public Parks, payment-in-lieu of dedication or conveyance of land for Public Parks, or payment of recreation impact fees (by whatever name denominated) for acquisition of land for Public Parks or for improvements to or maintenance of Public Parks, by owners, developers, or sub-dividers of land, shall not apply to Chatham Park.

Greenways Provided

A preliminary greenway plan was provided as part of the Master Plan. A more detailed preliminary greenway plan for the applicable Small Area(s) will be provided with the submittal of each Small Area Plan, and locations will be finalized as development plans are submitted and approved and surveys are completed. In accordance with the Master Plan, the land area (i.e., acreage or square footage) of greenways qualifies either as Park Land (if located outside of a regulated buffer) or Open Space (if located within a regulated buffer). As determined by the Town or other applicable governmental entity, greenways intended to be part of the Park Land in Chatham Park either will be conveyed or dedicated by easement to the Town or other applicable governmental entity in a recorded document and/or plat. A typical greenway lot or easement in Chatham Park will be 30 feet wide and will include within it a trail that is 10 feet wide. Greenway trails within Chatham Park typically will be paved to reduce maintenance costs, but certain sections, as necessary to satisfy riparian buffer requirements or as otherwise approved or required by the Town or other applicable governmental entity, may be constructed of mulch or other allowable materials that will provide a different trail experience. Pedestrian bridges in greenways are not required to be paved. Greenways with the required improvements will be provided in Chatham Park at the rate of one (1) mile of greenway for each 700 dwelling units in Chatham Park that have been platted. For example, one (1) mile of greenway will be provided for the first 700 dwelling units in Chatham Park that are platted, one (1) mile of greenway for the second 700 dwelling units in Chatham Park that are platted, and so on. The Town shall not be required to approve the final plat to be recorded for dwelling unit 701 until the applicable mile of greenway has been provided. Greenway is deemed to be provided when constructed and when shown on a plat recorded in the office of the Chatham County Register of Deeds or dedicated or conveyed to the Town by a document recorded in the office of the Chatham County Register of Deeds. Financial security for construction of greenway improvements may be provided in the same manner as for construction of streets.

Payment-in-Lieu

CPI may propose a "payment-in-lieu" for part of the Park Land otherwise required for Chatham Park by the Master Plan and this Element. The Town Board shall determine whether to accept the offer of a payment-in-lieu of Park Land, upon consideration of the following:

- (a) Any applicable parks, recreation, greenway, or open space master plan for the Town;
- (b) The recommendations of any applicable parks and recreation committee or advisory board for the Town;
- (c) Topography, geology, access, and location of land in the development available for Park Land; and
- (d) Size and shape of the development and land available for Park Land.

Where a fee is to be paid in-lieu of Park Land with respect to a development, the amount of such fee shall follow the published Town of Pittsboro payment-in-lieu fee schedule, if any. Provided, and notwithstanding any other provisions of this Element or other Town ordinances, the total fee-in-lieu of dedication charged for Chatham Park shall not exceed the fair market value of the land area that would have otherwise been required to be dedicated by the applicable subdivision or site plan. For these purposes fair market value is to be determined with respect to the applicable subdivision or site plan at the time the initial application for review is submitted to the Town. The process for determining fair market value shall be as follows:

- (a) CPI shall submit an appraisal completed within twelve (12) months prior to the date the initial application for review is submitted to the Town;
- (b) CPI's appraisal shall be reviewed by a review appraiser retained by the Town. The review appraiser shall either concur with CPI's appraisal or recommend that a new appraisal for the Town be prepared;
- (c) If a new appraisal is recommended, the Town's appraisal shall be done by an appraiser from a Town approved list at the Town's expense. The decision of the Town's appraiser shall constitute the Town's decision on fair market value; and
- (d) In the event of a disagreement about fair market value after completion of the Town's appraisal, the fair market value shall be determined by not less than majority vote of a "Special Committee" consisting of CPI's appraiser, the Town's appraiser, and a third appraiser selected by CPI's appraiser and the Town's appraiser. The expense of the third appraiser shall be borne equally by the Town and CPI. The fair market value determined by the Special Committee shall not be less than the lower of the appraised fair market values in CPI's appraisal and the Town's appraisal, and not more than the greater of the appraised fair market values in CPI's appraisal and the Town's appraisal.

(e) All of the appraisers involved in the foregoing appraisal process shall be licensed by the State of North Carolina.

Fees collected in lieu of land dedications shall be held in a special fund by the Town, and the funds shall be used by the Town for the purpose of acquiring and developing public recreation land and facilities in or in the general vicinity of Chatham Park and for no other purpose. The depository for such funds may be the same as permitted for other funds of the town and pending their expenditure, such funds may be invested as other funds of the Town. The Town may, at its discretion, add additional monies to the fund for the purpose of acquiring and developing public recreation land and facilities to be used for public recreational purposes. On all matters not specifically provided for in this paragraph, the Local Government Budget and Fiscal Control Act (Section 159-7 et seq. of the North Carolina General Statutes, or any replacement Statute) shall be controlling.

Section 7. Town Administrative Services

Staffing considerations for public facilities required to support services provided by the Town of Pittsboro are typically controlled by the municipality. This portion of the Public Facilities Element is presented in order to provide guidance to the Town as it analyzes its need to add the necessary staff due to growth that will result from the development of Chatham Park. To assist the Town until such time as property tax revenues collected from Chatham Park total \$300,000.00 or more per annum, Chatham Park Investors LLC has entered into a financial contribution agreement with the Town to provide funds to help defray the additional costs expected to be incurred by the Town in dealing with development in Chatham Park.

The following departments will be included in this personnel analysis: administration, finance, economic development, planning, code enforcement, police, fire and rescue, engineering, public works, parks and recreation and public utilities.

Objective:

Provide an appropriate level of municipal personnel to conduct Town business at an acceptable level of effectiveness.

1. Each Small Area Plan submitted for Chatham Park will provide an estimate of the number of personnel the Town will need on a department by department basis based on population projections for that Small Area at full build out.
2. Each Small Area Plan submitted for Chatham Park also will include development phasing information to help the Town estimate the number of personnel the Town will need to add as development occurs.

Public Works Site

CPI will collaborate with the Town to identify and shall reserve for the Town a site of up to five (5) acres in size, either in Chatham Park, or within one (1) mile of a boundary of Chatham Park, or at such other mutually agreeable location, as a "Public Works Site" for use by the Town as a public works administrative site, which may include office space and storage and repair of vehicles, equipment, and other items used by the Town to maintain its buildings, parks, and other public facilities, including construction of improvements for the foregoing purposes, The proposed Public Works Site shall be identified as soon as reasonably practicable upon submittal of the first Small Area Plan for the South Village following the first to occur of the following three (3) occurrences:

(1) Platting of the 10,000th dwelling unit in Chatham Park. As used in Section 7 of this Element: (a) "dwelling unit" shall mean and include a house on a single-family detached Lot, a townhouse, a condominium unit, or an apartment unit; and (b) the words "platted" or "platting" or substantially similar wording shall mean the following: (x) with respect to single-family detached Lots and townhouse Lots, the recording of a plat of those Lots in the office of the Register of Deeds for Chatham County, North Carolina; and (y) with respect to condominium units and apartment units, the issuance of a certificate of occupancy for the units; or

(2) Issuance of a certificate of occupancy for a building that includes the 10,000,000 square foot of non-residential use in Chatham Park for which certificates of occupancy have been issued; or

(3) A total of ten thousand (10,000) points is reached by adding the points determined in accordance with the following subsection (a) to the points determined in accordance with the following subsection (b)

(a) Each dwelling unit platted in Chatham Park is equal to 1.0 point;

(b) Each square foot of non-residential use in Chatham Park for which a certificate of occupancy is issued is equal to 0.001 point;

As an example of how 10,000 points is reached under the foregoing scoring system, assume that 5,500 dwelling units in Chatham Park have been platted - that equals 5,500 points. Also assume that certificates of occupancy have been issued for 4,500,000 square feet of non-residential uses in Chatham Park - that totals 4,500 points. $5,500 + 4,500 = 10,000$.

The proposed Public Works Site shall not be located within a Public Park site. If the proposed Public Works Site is in Chatham Park and is located in portion of Chatham Park for which a Small Area Plan has not been approved, the proposed Public Works Site shall be shown on the applicable Small Area Plan when approved by the Town. The Town shall have a period of sixty (60) days immediately following the date the proposed Public Works Site is identified within which to notify CPI that the Town either confirms or does not confirm reservation of the Public Works Site (the "Confirmation Period"). If, on or before the end of the Confirmation Period, the Town notifies CPI that it confirms reservation of the Public Works Site, the Town

shall have five (5) years following the end of the Confirmation Period to obtain a building permit for construction of initial improvements to the Public Works Site. If the Town obtains the building permit within the five (5) year period, CPI shall convey to the Town or cause the owner of the Public Works Site to convey to the Town, the Public Works Site by special warranty deed, subject to all applicable title exceptions (including, without limitation, ad valorem property taxes for years subsequent to the year in which the Public Works Site is conveyed to the Town and, if the Public Works Site is located in Chatham Park, the Master Plan, Additional Elements, Development Agreement, and applicable Small Area Plan). If the Town does not obtain a building permit for construction of initial improvements to the Public Works Site by the end of the five (5) year period, or if by the end of the Confirmation Period the Town does not notify CPI that it confirms reservation of the Public Works Site, the reservation of the Public Works Site shall terminate as of the end of the five (5) year period or end of the Confirmation Period, as applicable, any Small Area Plan on which the proposed Public Works Site has been shown shall be deemed amended to delete the Public Works Site, the reserved site is released from the reservation, and CPI shall have no further obligation to reserve a Public Works Site for the Town. The special warranty deed by which the Public Works Site is conveyed to the Town may contain provisions restricting use of the site to a public works administrative site (as described herein) or use for other public facilities purposes, or for such other uses approved by the Chatham Park Development Review Committee.

Section 8. Improvements on Public Facilities Sites.

Objective:

Provide for improvements on public facilities sites that will meet the Master Plan's objectives of delivering communities of exceptional design, character and quality that preserve critical environmental resources and provide open space amenities.

Buildings and other improvements on public facilities sites should be designed to be compatible with the architectural character of the surrounding area. Chatham Park design guidelines applicable to public buildings and other structures shall not unreasonably increase the cost of construction, operation and maintenance of the facility.

Section 9. Reservations.

Objective:

To reserve sites for public schools and other public facilities reasonably anticipated to be located in Chatham Park and to provide for adequate amounts of sewer capacity, impervious surface, and stormwater capacity for such public schools and other public facilities

Sites

The Schools Section of this Element addresses reservation of sites for public schools in Chatham Park. Reservation of sites for other public facilities reasonably anticipated to be located in Chatham Park will be addressed in Small Area Plans. Chatham Park will work with the Town and other providers of public facilities to determine the need for and appropriate locations of such public facilities.

Sewer Capacity

Provision of sewer capacity for public schools in Chatham Park is addressed in the Schools Section of this Element. Provision of sewer capacity for other public facilities reasonably anticipated to be located in Chatham Park will be addressed in applicable Small Area Plans.

Impervious Surface

The Master Plan authorizes development in Chatham Park under the high density option under Section 5.5.10 of the Town's zoning ordinance. Most of Chatham Park is in areas identified in the Town's zoning ordinance as WSIV-PA areas, and the remainder of Chatham Park is in areas identified in the Town's zoning ordinance as WSIV-CA areas. Built-upon area for non-residential development on sites in WSIV-CA areas may not exceed 24% of the site. Built-upon area for non-residential development in WSIV-PA areas may not exceed 70% of the site, provided that engineered stormwater controls are utilized to control runoff from the first inch of rainfall. For the purposes of this portion of the Element, "impervious surface" means the same thing as "built-upon area". For purposes of tracking impervious surface in Chatham Park, Small Area Plans and other development plans that locate proposed public schools and other public facilities sites will allocate to such sites impervious surface of 24% for those portions of the site in WSIV-CA areas and impervious surface of 70% for those portions of the site in WSIV-PA. Provided, however, the foregoing allocations for proposed public schools and other public facilities sites shall be reduced to the maximum percentage of impervious surface or built-upon area allowed by applicable federal, State of North Carolina, or local law, ordinance, rule, policy, or permit, or as provided in a binding agreement with a governmental entity.

Stormwater Capacity

A method for providing adequate stormwater capacity for public schools and other public facilities reasonably anticipated to be located in Chatham Park will be addressed in the Stormwater Additional Element.