

**Miley &  
Associates**

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**MAR 19 2012**

**CHATHAM COUNTY PLANNING DIV.**

**A Fiscal Impact Analysis of  
The Briar Chapel Development**

**Prepared for**

**Newland Communities**

**Prepared by**

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**June 8, 2004**

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Table 17A

**Briar Chapel Fiscal Impact Study**  
**Schedule of Developer Donated and Dedicated Public Use Property**

	Total Value	Acres
<b>School Sites</b>		
Unimproved Land Value	\$ 820,000	40.10
WWTP Prorata share for sewer	117,000	
Additional land for spray fields	224,000	11.00
Spray irrigation system and controls	78,400	11.00
50% of roadway cost - built to serve school along frontage of site. Includes grading, clearing, storm drainage, water lines, curbs, paving, stone base, erosion control, etc.)		
Full cost - \$150/LF	<u>90,000</u>	<u>\$ 1,329,400</u>
<b>Allocation to Chatham County and Charter Schools:</b>		
Chatham County School Site	\$ 712,771	
Charter School Site	616,629	
<b>Total School Sites</b>	<u>\$ 1,329,400</u>	
<b>County Park</b>		
Unimproved Land Value	\$ 1,380,000	66.20
Constructed ballfields: two soccer fields, three baseball fields, and one football field. Also includes gravel drives, gravel parking areas, clearing, grading, water service lines, etc.	500,000	
Paved trailway	<u>105,000</u>	<u>1,985,000</u>
<b>Library Site</b>		
Unimproved Land Value	20,000	0.58
Clearing, grading pad for building, water and sewer services	20,000	
Constructed parking areas, base, paving and curbs	32,000	
Sewer system allocation for plant, spray fields, spray irrigation	8,000	
Prorata share of roadway fronting site	<u>-</u>	<u>80,000</u>
<b>Other - Unimproved Land Value Only</b>		
EMS Base -		0.53
Fire Station		1.45
Total	<u>40,000</u>	<u>40,000</u>
<b>Water Reclamation Plant</b>	100,000	5.00
<b>New Water Tower</b>	<u>1,041,000</u>	
<b>Total Developer Donated Property</b>	<u>\$ 4,575,400</u>	<u>135.86</u>

**Note:** In addition, Newland Communities will provide traffic improvements to existing roads situated outside of Briar Chapel. These improvements, estimated at \$1.5 million to \$2.0 million, are not reflected in the schedule above.

PUBLIC HEARING PRESENTATION

by

NEWLAND COMMUNITIES

NNP-BRIAR CHAPEL, LLC

In Support of

Conditional Use District Rezoning  
And Conditional Use Permit

October 7, 2004

## More Newland Contributions

EMS and Fire Base Stations	\$ 40,000
<del>*</del> Library Site	\$ 80,000
New Water Tower	\$ 1.0 Million
Traffic Improvements to Existing Roadways	\$ 2.0 Million
Affordable Housing Units	120