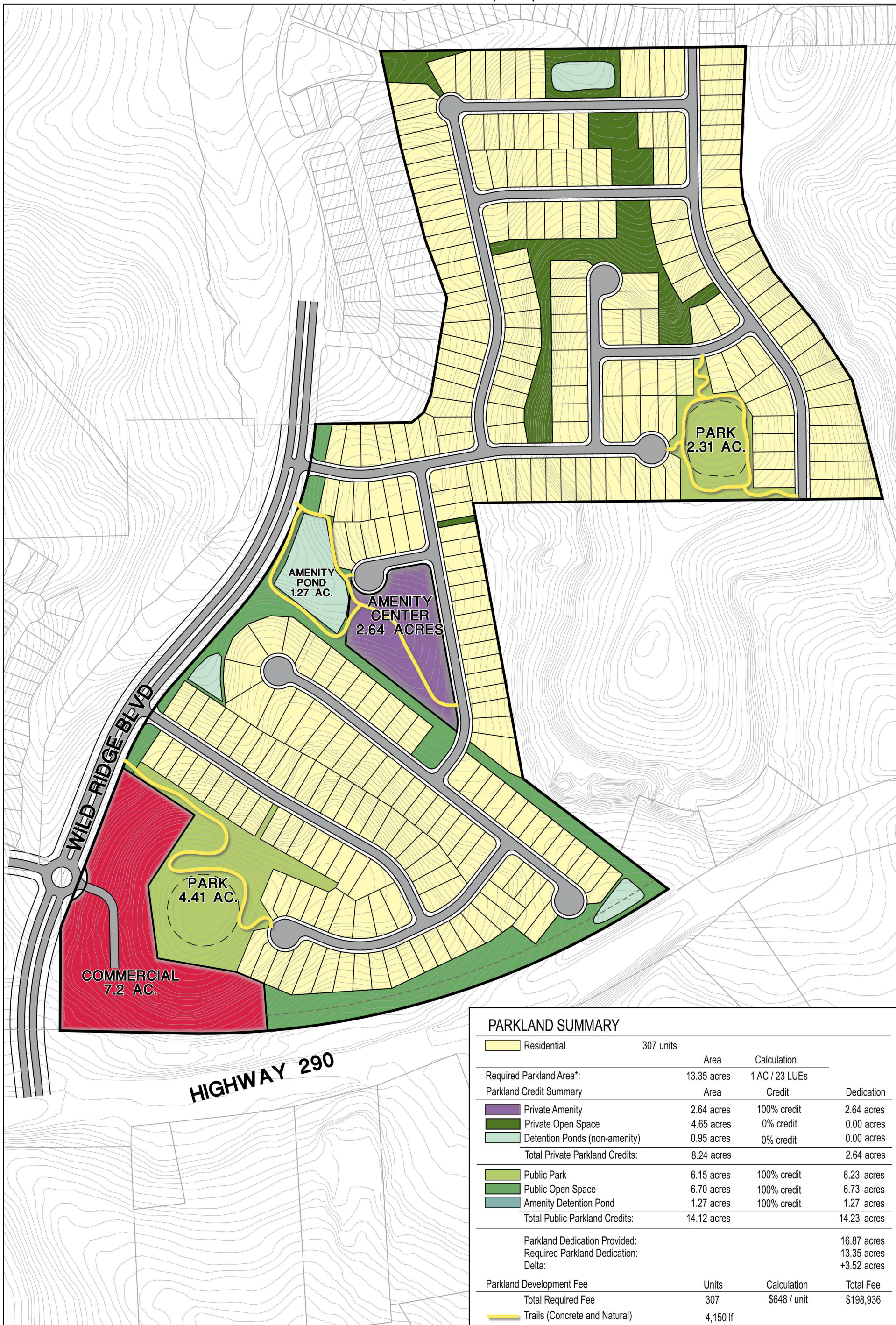


Exhibit C
PD Parks, Trails and Open Space



PARKLAND SUMMARY			
Residential	307 units	Area	Calculation
Required Parkland Area*		13.35 acres	1 AC / 23 LUEs
Parkland Credit Summary		Area	Credit
Private Amenity	2.64 acres	100% credit	2.64 acres
Private Open Space	4.65 acres	0% credit	0.00 acres
Detention Ponds (non-amenity)	0.95 acres	0% credit	0.00 acres
Total Private Parkland Credits:		8.24 acres	2.64 acres
Public Park	6.15 acres	100% credit	6.23 acres
Public Open Space	6.70 acres	100% credit	6.73 acres
Amenity Detention Pond	1.27 acres	100% credit	1.27 acres
Total Public Parkland Credits:		14.12 acres	14.23 acres
Parkland Dedication Provided:			16.87 acres
Required Parkland Dedication:			13.35 acres
Delta:			+3.52 acres
Parkland Development Fee		Units	Calculation
Total Required Fee		307	\$648 / unit
			\$198,936
Trails (Concrete and Natural)	4,150 lf		

