

Standard shall be as provided in Sec. 24.03.007. Such Alternative Design Standards shall incorporate the building material preferences and incentives as defined in Sec. 24.03.053(c)

**2.4.10 Parkland:** The Project is required to have 22.22 acres of Parkland. The Project will include approximately 30.91 net acres that will be dedicated for Parkland, the area being shown more fully shown on *Exhibit "C"* attached hereto and incorporated herein for all purposes (the "Parkland"). This dedication of the Parkland shall fulfill all parkland dedication requirements of the Project to the City, including, but not limited to the requirements of the Parkland Dedication Ordinance under the City's Code of Ordinances and any applicable requirements within the Subdivision Ordinance. Owner has prepared a Master Parks and Open Space Plan which has been approved by City. The Park Development Fees in Section 28.03.010 of the Applicable Rules shall be paid at time of Final Platting.

**2.5 Parks, Trails and Open Space.** Parkland and open space and associated improvements shall be in accordance the standards shown on *Exhibit "C"* attached hereto. A Master Parks and Trails Plan shall be submitted to the City for approval prior to approval of the first preliminary plat for the Project. The Master Parks and Trails Plan shall address all issues regarding public dedication, public access, and maintenance including finalizing the location of parks, amenities, trails, and trail connections to adjacent properties. The Park Development Fee shall be paid upon approval of the final plat of the Property.

## **2.6 Access.**

**2.6.1 Traffic Impact Analysis.** Owner has provided to the City, and the City has approved the Traffic Impact Analysis.

**2.6.2 Roadway Alignments:** The roadway alignments shown on the PD Master Plan are approved by the City. All roadways and driveways not shown on the PD Master Plan shall be subject to the approval of the City Administrator, which approval shall not be unreasonably withheld.

**2.6.3 12 Roadway Improvements Construction Reimbursement:** Owner shall construct the RR 12 Roadway Improvements and the City shall reimburse Owner for such construction, all as described in the Offsite Road Agreement. A portion of the money used to reimburse Owner shall be all of the reuse fees collected by the City from the Project

**2.7 Street Standards.** The standards for the various street widths and related landscaping and walkways are depicted on *Exhibit "F"*.

**2.8 Utilities.** All proposed utilities within the Property will be located underground (other than above-ground appurtenances to such underground utilities and the utility provider's three phase electric lines providing service to the entire Project). All other issues related to utilities shall be finalized by separate agreement.

**PARKLAND SUMMARY**

Residential	511 units	Area	Calculation
Required Parkland Area:		22.22 acres	1 AC / 23 DUs
<b>Parkland Credit Summary</b>			
Area			
<b>Public Parkland</b>			
Public Park	2.60 acres	100% credit	2.60 acres
Public Open Space	18.17 acres	100% credit	18.17 acres
Amenity Pond	3.03 acres	100% credit	3.03 acres
Future ROW / Open Space	3.22 acres	0% credit	0.00 acres
<b>Total Public Parkland Dedicated:</b>	<b>27.02 acres</b>		<b>23.80 acres</b>
<b>Private Parkland</b>			
Private Parkland	7.11 acres	100% credit	7.11 acres*
Private Open Space	0.26 acres	0% credit	0.00 acres
Non-Amenity Pond	0.28 acres	0% credit	0.00 acres
<b>Total Private Parklands:</b>	<b>7.65 acres</b>		<b>7.11 acres*</b>
<b>Total Private &amp; Public Parkland Credits:</b>			<b>30.91 acres</b>
<b>Required Parkland Dedication:</b>			<b>22.22 acres</b>
<b>Delta:</b>			<b>8.69 acres</b>
<b>Public Parkland Credits Toward Conversion:</b>			<b>1.00 acres</b>
<b>Parkland Development Fee</b>			
Units	Calculation	Total Fee	
Total Required Fee	511	\$648 / DU	\$331,128
Offroad Trails	6,889 lf		
Roadside Concrete Trails	9,131 lf		

\*Private Parks can count up to 25% of total required parkland acreage.

