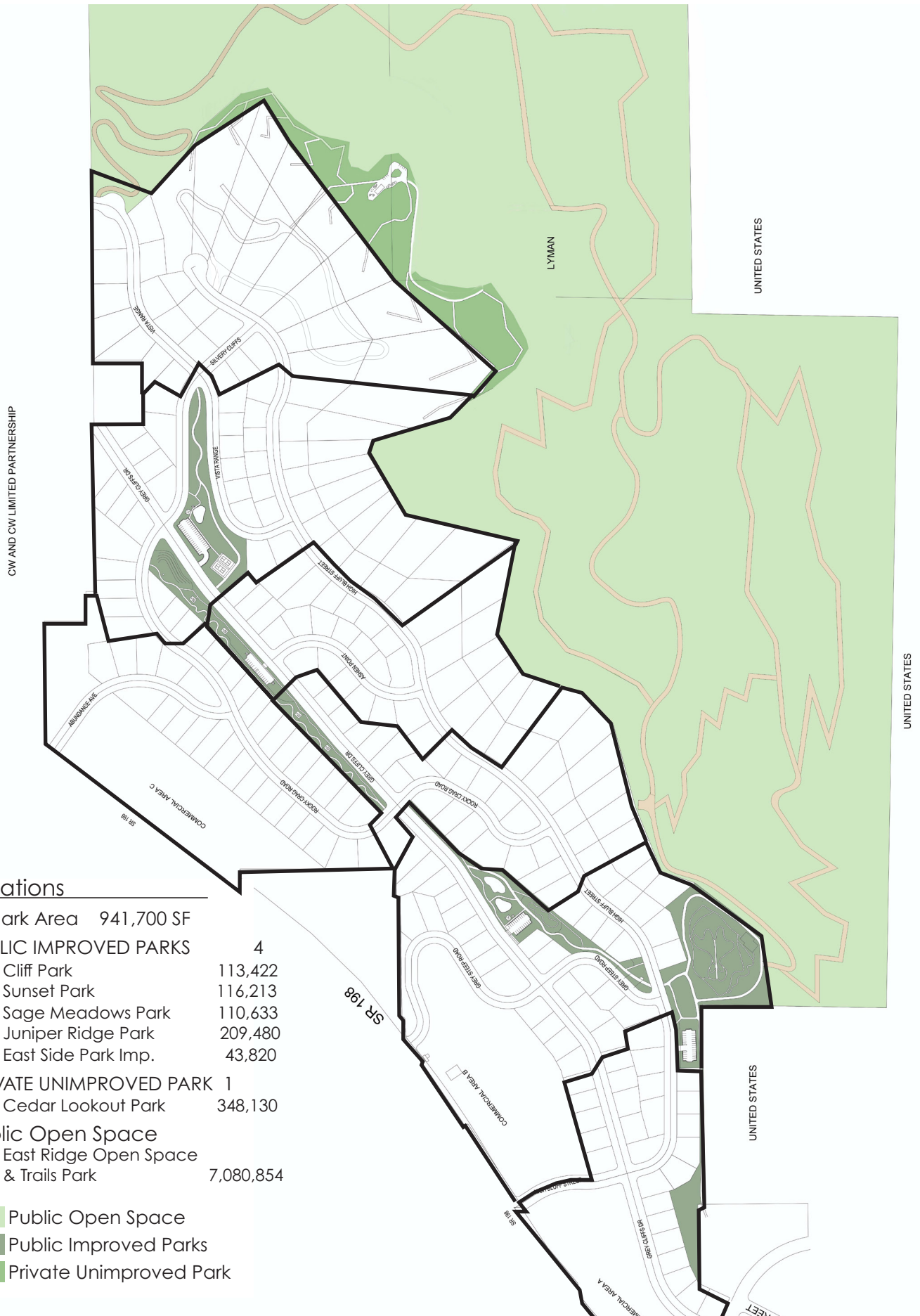


# EXHIBIT "C"

## Open Space Plan



### Tabulations

Total Park Area 941,700 SF

PUBLIC IMPROVED PARKS	4
Cliff Park	113,422
Sunset Park	116,213
Sage Meadows Park	110,633
Juniper Ridge Park	209,480
East Side Park Imp.	43,820

PRIVATE UNIMPROVED PARK	1
Cedar Lookout Park	348,130

Public Open Space	
East Ridge Open Space & Trails Park	7,080,854

- Public Open Space
- Public Improved Parks
- Private Unimproved Park

# EXHIBIT "C.1"

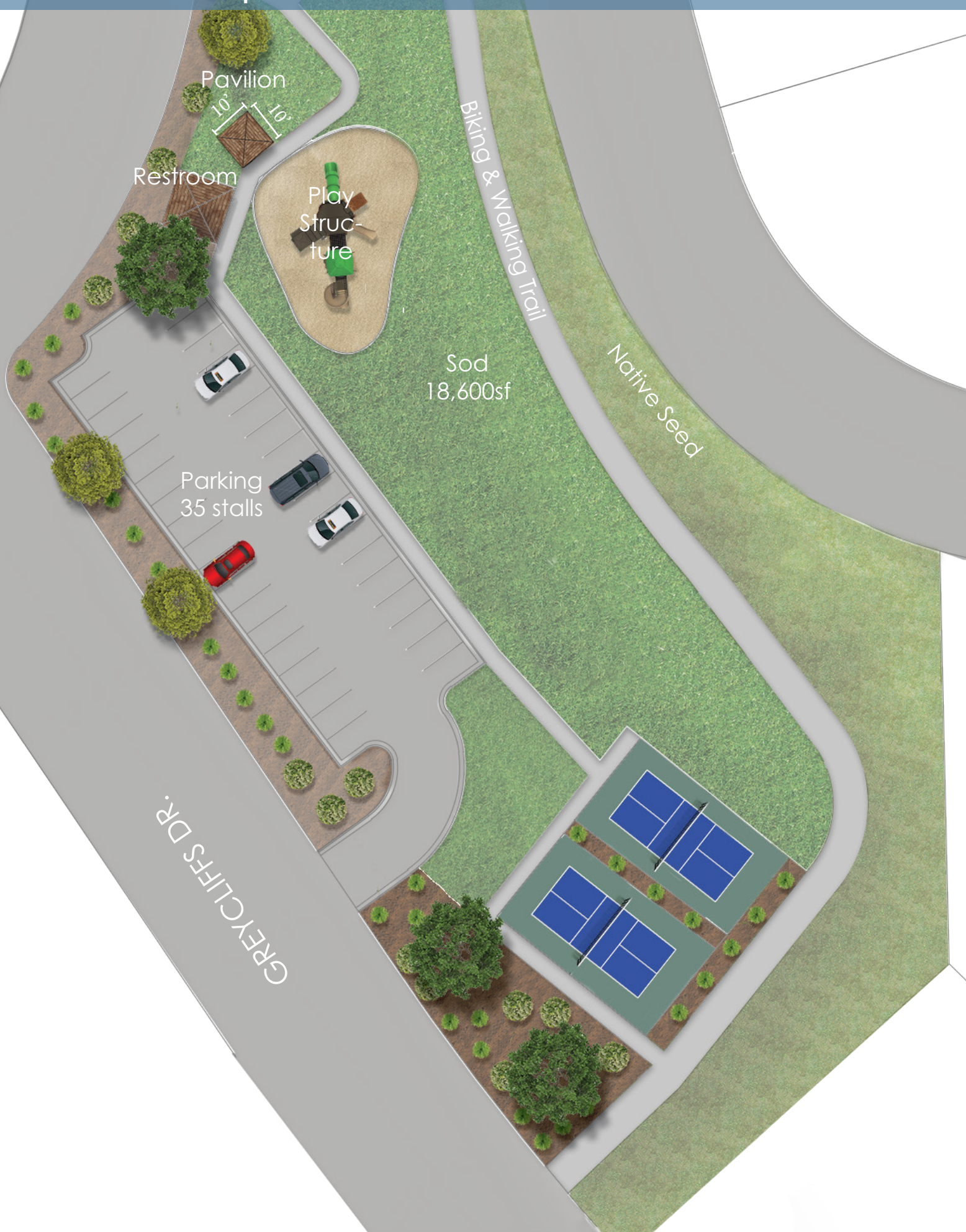
## Cliff Park Concept Plan





# EXHIBIT "C.1.a"

## Cliff Park Concept Plan Part a





# EXHIBIT "C.1.b"

Cliff Park Concept Plan Part b







# EXHIBIT "C.1.c"

## Cliff Park Open Space Budget

PAY ITEM	DESCRIPTION	UNIT	QTY	MATERIAL	LABOR	UNIT PRICE	AMOUNT
1	Quality Control	LS	1	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
2	Mobilization & GC	LS	1	\$0.00	\$55,000.00	\$55,000.00	\$55,000.00
3	SWPPP	LS	1	\$5,000.00	\$5,000.00	\$10,000.00	\$10,000.00
4	Surveying & Layout	LS	1	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
5	Engineering & Design	LS	1	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00
6	Fine Site Grading	SF	120000	\$0.00	\$0.20	\$0.20	\$24,000.00
7	4" Asphalt/8" Base in Parking Lot	SF	11500	\$0.00	\$3.25	\$3.25	\$37,375.00
8	Curb & Gutter w/ base	LF	595	\$0.00	\$26.00	\$26.00	\$15,470.00
9	6' Walk w/base	LF	545	\$0.00	\$35.00	\$35.00	\$19,075.00
10	10' Gravel path (4" Crusher Fines)	LF	975	\$4.00	\$8.00	\$12.00	\$11,700.00
11	Conduit for Electrical & Landscaping	LF	475	\$3.00	\$12.00	\$15.00	\$7,125.00
12	Connect to existing water meter	LS	2	\$225.00	\$300.00	\$525.00	\$1,050.00
13	2" POC w/BFP & Filter	LS	1	\$4,000.00	\$4,500.00	\$8,500.00	\$8,500.00
14	1" Waterline stub to Restroom	LF	320	\$0.00	\$15.00	\$15.00	\$4,800.00
15	1" Stop & waste	Ea	1	\$150.00	\$50.00	\$200.00	\$200.00
16	4" Sewer stub to Restroom	LF	250	\$0.00	\$30.00	\$30.00	\$7,500.00
17	Sewer Cleanouts	EA	3	\$150.00	\$150.00	\$300.00	\$900.00
18	Playground Allowance	LS	1	\$70,000.00	\$30,000.00	\$100,000.00	\$100,000.00
19	Restroom facilities CTX SMALL (ESTIMATE)	LS	1	\$2,500.00	\$205,000.00	\$207,500.00	\$207,500.00
20	10'X10' Pavilion (ESTIMATE) STANDARD PREFAB METAL	LS	1	\$12,000.00	\$8,000.00	\$20,000.00	\$20,000.00
21	Pickleball court w/fencing & surfacing	EA	1	\$0.00	\$105,000.00	\$105,000.00	\$105,000.00
22	Electrical Connection Allowance	LS	1	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
23	Landscape rock 3" deep (onsite gravels)	Ton	400	\$15.00	\$10.00	\$25.00	\$10,000.00
24	Weed Barrier under landscape rock	SF	30000	\$0.10	\$0.05	\$0.15	\$4,500.00
25	Decorative On-site Boulders	EA	35	\$0.00	\$100.00	\$100.00	\$3,500.00
26	Place & Grade 4" Topsoil	CY	300	\$0.00	\$30.00	\$30.00	\$9,000.00
27	Sod	SF	18600	\$0.42	\$0.20	\$0.62	\$11,532.00
28	2" Cal. Deciduous trees	EA	9	\$300.00	\$200.00	\$500.00	\$4,500.00
29	6-8' Evergreen Trees	EA	7	\$300.00	\$200.00	\$500.00	\$3,500.00
30	5 Gal. Shrubs	EA	263	\$20.00	\$20.00	\$40.00	\$10,520.00
30	60 Day Maintence & Warranty	LS	1	\$0.00	\$6,500.00	\$6,500.00	\$6,500.00
31	Irrigation	SF	20000	\$0.50	\$0.50	\$1.00	\$20,000.00
32	Drip Irrigation	SF	25000	\$0.35	\$0.50	\$0.85	\$21,250.00
33	Irrigation Controller	Ea	1	\$2,500.00	\$1,500.00	\$4,000.00	\$4,000.00

**SUB-TOTAL:** \$753,747.00  
**5% CONTINGENCY** \$37,687.35  
**TOTAL:** **\$791,434.35**

### Tabulations

Total Park Area 116,213 SF

#### IMPROVED FEATURES

SOD	11000 SF
Asphalt Parking	15 Stalls
10'x10' Pavilion	6
Amphitheater	1
Natural Trails	.25MI
6' Asphalt Trails	.25MI
Planter Bed	17000 SF

#### UNIMPROVED FEATURES

Natural Landscape 86,000 SF

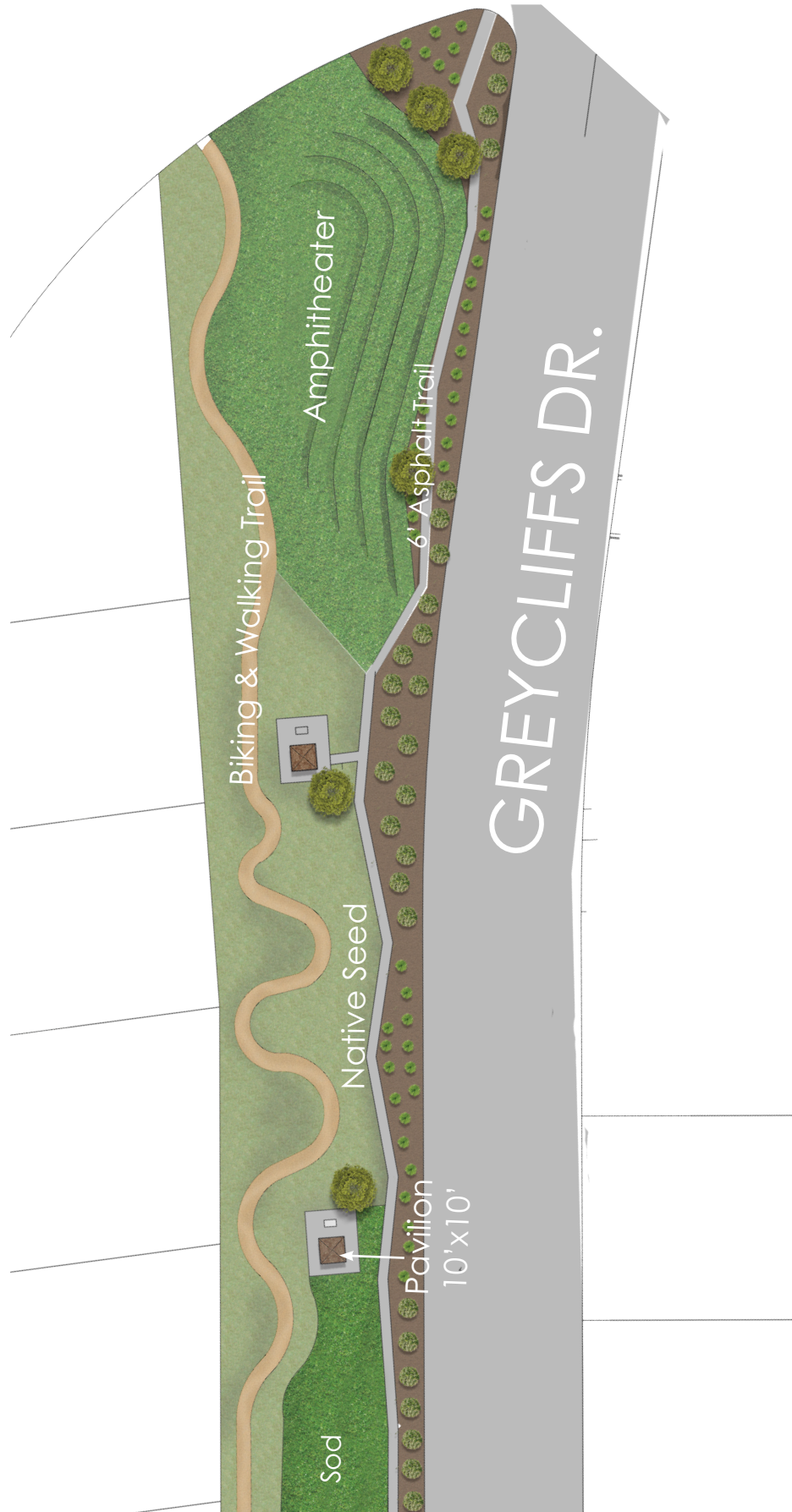
	Sod
	Native Seed





# EXHIBIT "C.2.a"

## Sunset Park Concept Plan Part a



# EXHIBIT "C.2.b"

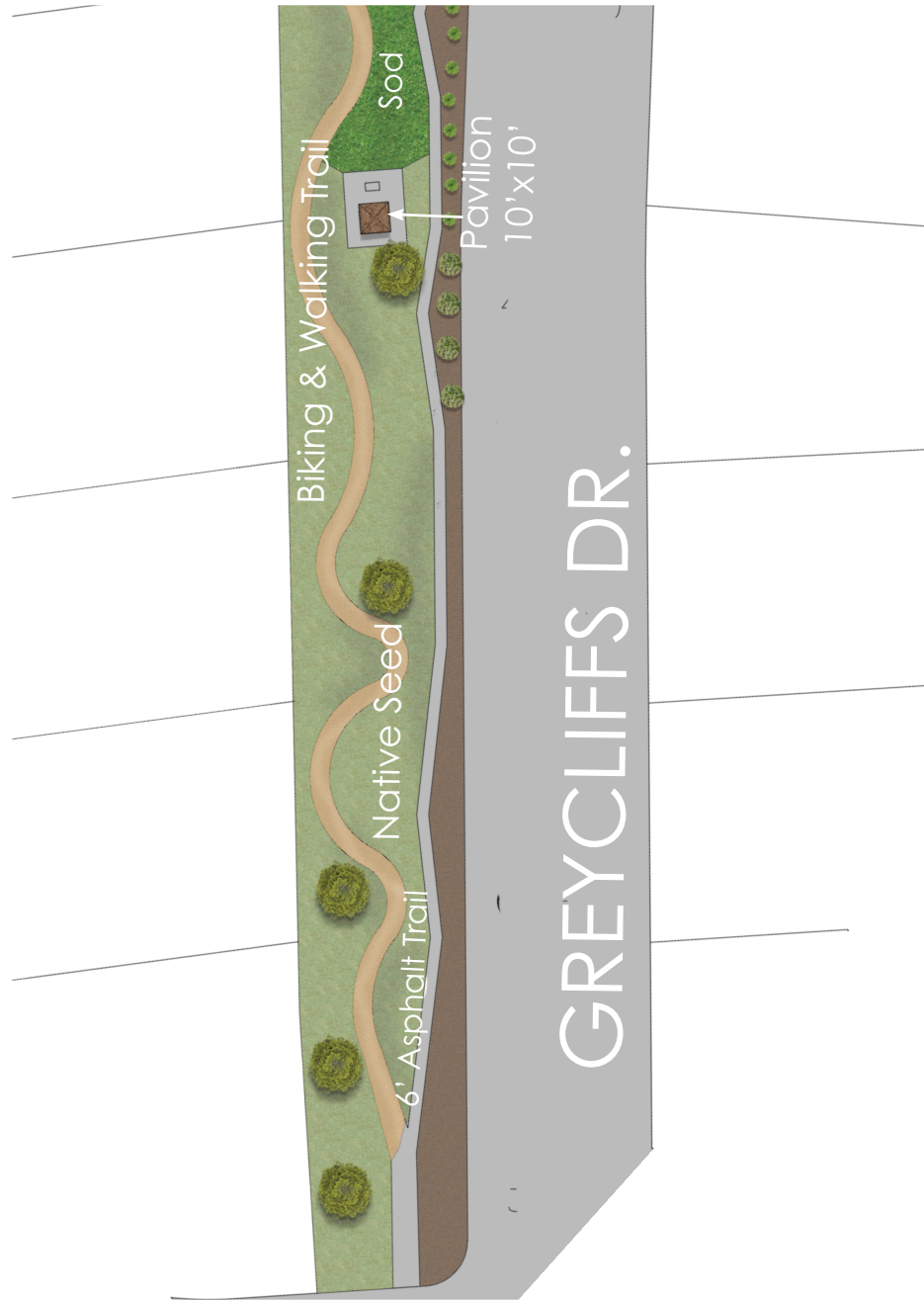
## Sunset Park Concept Plan Part b





# EXHIBIT "C.2.c"

## Sunset Park Concept Plan Part c





# EXHIBIT "C.2.d"

## Sunset Park Open Space Budget

PAY ITEM	DESCRIPTION	UNIT	QTY	MATERIAL	LABOR	UNIT PRICE	AMOUNT
1	Quality Control	LS	1	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
2	Mobilization & GC	LS	1	\$0.00	\$35,000.00	\$35,000.00	\$35,000.00
3	SWPPP	LS	1	\$3,500.00	\$5,000.00	\$8,500.00	\$8,500.00
4	Surveying & Layout	LS	1	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
5	Engineering & Design	LS	1	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
6	Fine Site Grading	SF	117000	\$0.00	\$0.15	\$0.15	\$17,550.00
7	Ampitheater Grading	LS	1	\$0.00	\$21,000.00	\$21,000.00	\$21,000.00
8	4" Asphalt/8" Base in Parking Lot	SF	10700	\$0.00	\$3.25	\$3.25	\$34,775.00
9	Curb & Gutter	LF	610	\$0.00	\$23.00	\$23.00	\$14,030.00
10	6' Walk w/base	LF	1330	\$0.00	\$35.00	\$35.00	\$46,550.00
11	10' Gravel path (4" Crusher Fines)	LF	1600	\$4.00	\$8.00	\$12.00	\$19,200.00
12	Sleeving	LF	400	\$0.00	\$14.00	\$14.00	\$5,600.00
13	10'x10' Pavilion	EA	6	\$12,000.00	\$8,000.00	\$20,000.00	\$120,000.00
14	Concrete pads for Sunset points	SF	2000	\$2.00	\$7.00	\$9.00	\$18,000.00
15	Benches	LF	8	\$1,600.00	\$200.00	\$1,800.00	\$14,400.00
16	Electrical Connection Allowance	LS	1	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
17	Decorative On-site Boulders	EA	50	\$0.00	\$100.00	\$100.00	\$5,000.00
18	Landscape rock 3" deep	Ton	275	\$15.00	\$10.00	\$25.00	\$6,875.00
19	Weed Barrier under landscape rock	SF	17350	\$0.10	\$0.05	\$0.15	\$2,602.50
20	Place & Grade 4" Topsoil	CY	150	\$0.00	\$30.00	\$30.00	\$4,500.00
21	Sod	SF	107000	\$0.42	\$0.20	\$0.62	\$66,340.00
22	Decorative On-site Boulders	EA	50	\$0.00	\$100.00	\$100.00	\$5,000.00
23	2" Cal. Deciduous trees	EA	8	\$300.00	\$200.00	\$500.00	\$4,000.00
24	6-8' Evergreen Trees	EA	5	\$300.00	\$200.00	\$500.00	\$2,500.00
25	5 Gal. Shrubs	EA	150	\$20.00	\$20.00	\$40.00	\$6,000.00
26	60 Day Maintenance & Warranty	LS	1	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
27	Connection to existing controller	EA	1	\$350.00	\$500.00	\$850.00	\$850.00
28	Irrigation Sprinklers	SF	11000	\$1.50	\$0.00	\$1.50	\$16,500.00
29	Irrigation Drip	SF	17500	\$0.75	\$0.00	\$0.75	\$13,125.00

**SUB-TOTAL:** \$521,397.50  
**5% CONTINGENCY** \$26,069.88  
**TOTAL:** **\$547,467.38**





# EXHIBIT "C.3"

## Sage Meadows Park Concept Plan

### Tabulations

Total Park Area 110,633 SF

#### IMPROVED FEATURES

SOD	13600 SF
Asphalt Parking	20 Stalls
10'x10' Pavilion	1
Restroom	1
Natural Trails	.30MI
Pump Track	930 LF
Planter Bed	30000 SF

#### UNIMPROVED FEATURES

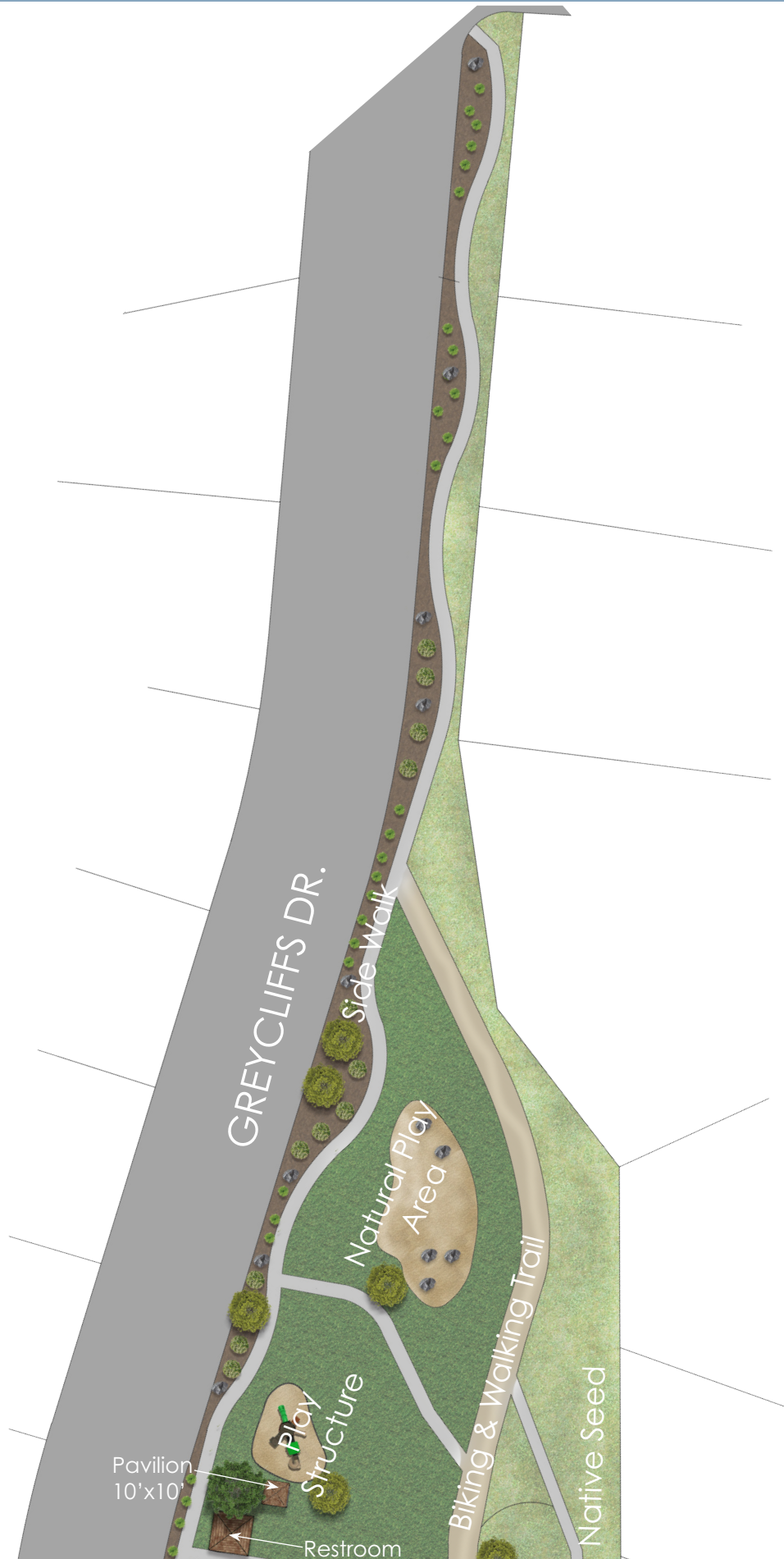
Native Seed 70,000 SF

	Sod
	Native Seed



# EXHIBIT "C.3.a"

## Sage Meadows Park Concept Plan Part a





# EXHIBIT "C.3.b"

## Sage Meadows Park Concept Plan Part b





# EXHIBIT "C.3.c"

## Sage Meadows Park Open Space Budget

PAY ITEM	DESCRIPTION	UNITS	QTY	MATERIAL	LABOR	UNIT PRICE	AMOUNT
1	Quality Control	LS	1	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00
2	Mobilization & GC	LS	1	\$0.00	\$35,000.00	\$35,000.00	\$35,000.00
3	SWPPP	LS	1	\$3,500.00	\$5,000.00	\$8,500.00	\$8,500.00
4	Surveying & Layout	LS	1	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
5	Engineering & Design	LS	1	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
6	Fine Site Grading	SF	115000	\$0.00	\$0.15	\$0.15	\$17,250.00
7	Conduit for Electrical & Landscaping	LF	475	\$3.00	\$12.00	\$15.00	\$7,125.00
8	Connect to existing water meter	LS	2	\$225.00	\$300.00	\$525.00	\$1,050.00
9	2" POC w/BFP & Filter	LS	1	\$4,000.00	\$4,500.00	\$8,500.00	\$8,500.00
10	1" Waterline stub to Restroom	LF	320	\$0.00	\$15.00	\$15.00	\$4,800.00
11	1" Stop & waste	Ea	1	\$150.00	\$50.00	\$200.00	\$200.00
12	4" Sewer stub to Restroom	LF	250	\$0.00	\$30.00	\$30.00	\$7,500.00
13	Sewer Cleanouts	EA	3	\$150.00	\$150.00	\$300.00	\$900.00
14	4" Asphalt/8" Base in Parking Lot	SF	5775	\$0.00	\$3.25	\$3.25	\$18,768.75
15	Curb & Gutter w/ base	LF	355	\$0.00	\$23.00	\$23.00	\$8,165.00
16	6' Walk w/base	LF	880	\$0.00	\$35.00	\$35.00	\$30,800.00
17	10' Gravel path (4" Crusher Fines)	LF	1015	\$4.00	\$8.00	\$12.00	\$12,180.00
18	Sleeving	LF	200	\$0.00	\$14.00	\$14.00	\$2,800.00
19	10'X10' Pavilion (ESTIMATE) STANDARD PREFAB METAL	LS	1	\$12,000.00	\$8,000.00	\$20,000.00	\$20,000.00
20	Restroom facilities CTX SMALL (ESTIMATE)	LS	1	\$2,500.00	\$205,000.00	\$207,500.00	\$207,500.00
21	Playground Allowance	LS	1	\$70,000.00	\$30,000.00	\$100,000.00	\$100,000.00
22	Natural play area prep & surfacing	SF	4000	\$1.00	\$0.50	\$1.50	\$6,000.00
23	Natural play amenities	EA	1	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00
24	Landscape rock 3" deep	Ton	275	\$15.00	\$10.00	\$25.00	\$6,875.00
25	Decorative On-site Boulders	EA	35	\$0.00	\$100.00	\$100.00	\$3,500.00
26	Weed Barrier under landscape rock	SF	32750	\$0.10	\$0.05	\$0.15	\$4,912.50
27	Place & Grade 4" Topsoil	CY	600	\$0.00	\$30.00	\$30.00	\$18,000.00
28	Sod	SF	13600	\$0.42	\$0.20	\$0.62	\$8,432.00
29	2" Cal. Deciduous trees	EA	13	\$300.00	\$200.00	\$500.00	\$6,500.00
30	6-8' Evergreen Trees	EA	3	\$300.00	\$200.00	\$500.00	\$1,500.00
31	5 Gal. Shrubs	EA	196	\$20.00	\$20.00	\$40.00	\$7,840.00
32	60 Day Maintenance & Warranty	LS	1	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
33	Connection to existing controller	EA	1	\$350.00	\$500.00	\$850.00	\$850.00
34	Pumptrack grading	LF	375		\$20.00	\$20.00	\$0.00
35	Benches	EA	5	\$1,600.00	\$200.00	\$1,800.00	\$8,000.00
36	Irrigation Sprinklers	SF	13550	\$0.50	\$0.50	\$1.00	\$6,775.00
37	Irrigation Drip	SF	32650	\$0.35	\$0.50	\$0.85	\$11,427.50

**SUB-TOTAL:** \$608,150.75  
**5% CONTINGENCY** \$30,407.54  
**TOTAL:** \$638,558.29



# EXHIBIT "C.4"

## Juniper Ridge Park Concept Plan



Tabulations

Total Park Area 209,480 SF

**IMPROVED FEATURES**

SOD	13600 SF
Asphalt Parking	20 Stalls
10'x10' Pavilion	1
Restroom	1
Natural Trails	.30MI
Pump Track	930 LF
Planter Bed	30000 SF

**UNIMPROVED FEATURES**

Native seed	70,000 SF
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	Sod
	Native Seed





# EXHIBIT "C.4.a"

## Juniper Ridge Park Open Space Budget

PAY ITEM	DESCRIPTION	UNITS	QTY	MATERIAL	LABOR	UNIT PRICE	AMOUNT
1	Quality Control	LS	1	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
2	Mobilization & GC	LS	1	\$0.00	\$35,000.00	\$35,000.00	\$35,000.00
3	SWPPP	LS	1	\$3,500.00	\$5,000.00	\$8,500.00	\$8,500.00
4	Surveying & Layout	LS	1	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
5	Engineering & Design	LS	1	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
6	Fine Site Grading	SF	225000	\$0.00	\$0.15	\$0.15	\$33,750.00
7	Cut & Fill (ESTIMATE)	SF	225000	\$0.00	\$0.12	\$0.12	\$27,000.00
7	Gravel w/ base in Parking Lot	SF	8700	\$0.00	\$1.25	\$1.25	\$10,875.00
8	Curb & Gutter w/ base	LF	445.1	\$0.00	\$23.00	\$23.00	\$10,237.30
9	6' Walk w/base	LF	1075	\$0.00	\$35.00	\$35.00	\$37,625.00
10	10' Gravel path (4" Crusher Fines)	LF	1500	\$4.00	\$8.00	\$12.00	\$18,000.00
11	10'X10' Pavilion (ESTIMATE) STANDARD PREFAB METAL	LS	1	\$12,000.00	\$8,000.00	\$20,000.00	\$20,000.00
12	Landscape rock 3" deep	Ton	60		\$20.00	\$20.00	\$1,200.00
13	Weed Barrier under landscape rock	SF	3600		\$0.15	\$0.15	\$540.00
14	Place & Grade 4" Topsoil	CY	215	\$0.00	\$30.00	\$30.00	\$6,450.00
15	Sod	SF	13000	\$0.42	\$0.20	\$0.62	\$8,060.00
16	Decorative On-site Boulders	EA	35	\$0.00	\$100.00	\$100.00	\$3,500.00
17	2" Cal. Deciduous trees	EA	7	\$300.00	\$200.00	\$500.00	\$3,500.00
18	6-8' Evergreen Trees	EA	4	\$300.00	\$200.00	\$500.00	\$2,000.00
19	5 Gal. Shrubs	EA	59	\$20.00	\$20.00	\$40.00	\$2,360.00
20	Bike Track Grading	LF	930		\$20.00	\$20.00	\$18,600.00
21	Benches	EA	2	\$1,600.00	\$200.00	\$1,800.00	\$3,600.00
22	Irrigation Controller	Ea	1	\$2,500.00	\$1,500.00	\$4,000.00	\$4,000.00
23	Irrigation Sprinklers	SF	13000	\$0.50	\$0.50	\$1.00	\$13,000.00
24	Irrigation Drip	SF	3600	\$0.35	\$0.50	\$0.85	\$3,060.00

**SUB-TOTAL:** **\$289,357.30**  
**5% CONTINGENCY** **\$14,467.87**  
**TOTAL:** **\$303,825.17**

### Tabulations





Total Park Area 348,130 SF

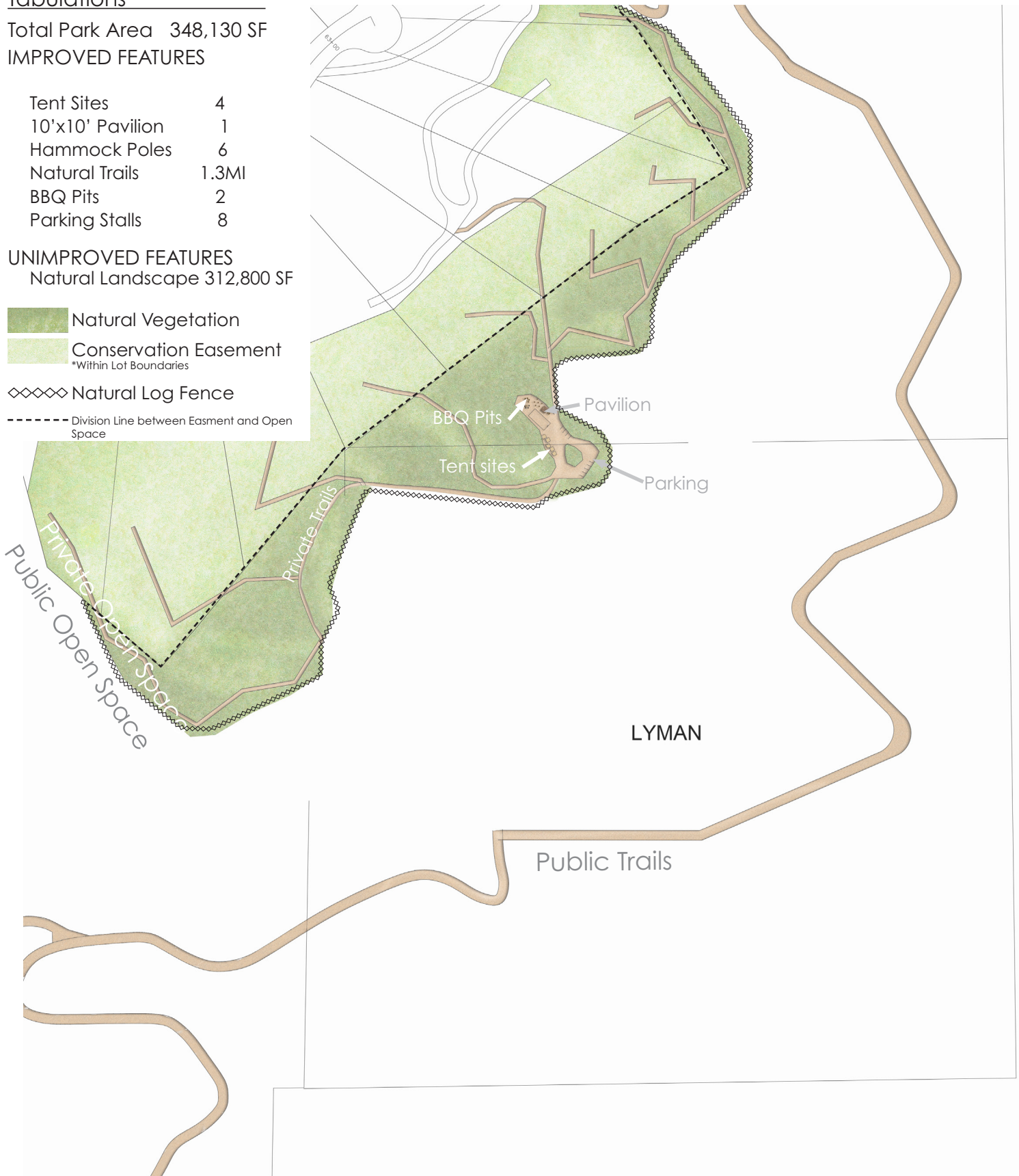
#### IMPROVED FEATURES

Tent Sites	4
10'x10' Pavilion	1
Hammock Poles	6
Natural Trails	1.3MI
BBQ Pits	2
Parking Stalls	8

#### UNIMPROVED FEATURES

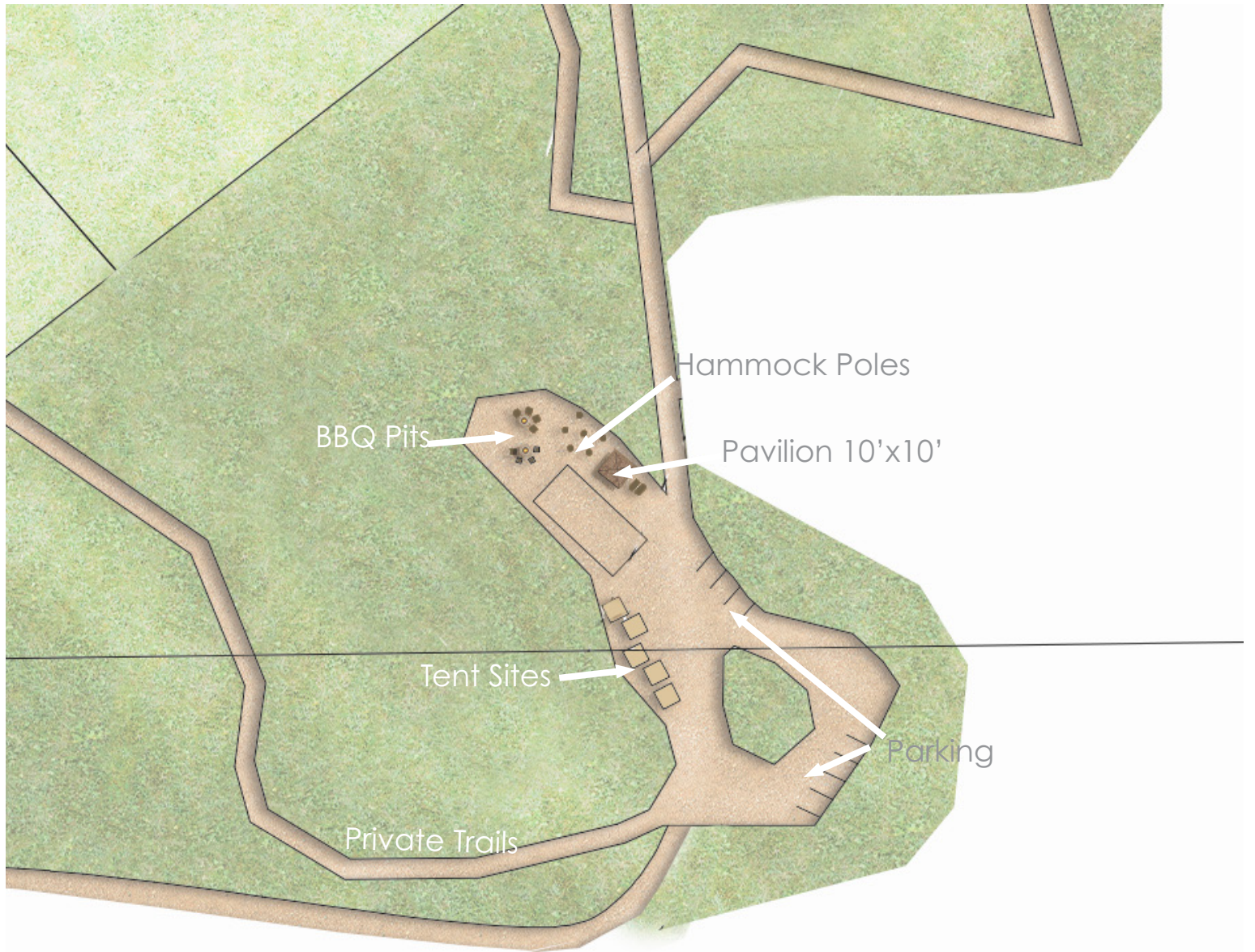
Natural Landscape 312,800 SF

-  Natural Vegetation
-  Conservation Easement  
\*Within Lot Boundaries
-  Natural Log Fence
-  Division Line between Easement and Open Space



# EXHIBIT "C.5.a"

## Cedar Lookout HOA Park Concept Plan







# EXHIBIT "C.5.b"

## Cedar Lookout HOA Park Open Space Budget

PAY ITEM	DESCRIPTION	UNITS	QTY	MATERIAL	LABOR	UNIT PRICE	AMOUNT
1	Quality Control	LS	1	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00
2	Mobilization & GC	LS	1	\$0.00	\$15,000.00	\$15,000.00	\$15,000.00
3	SWPPP	LS	1	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00
4	Surveying & Layout	LS	1	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00
5	Engineering & Design	LS	1	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
6	Fine Site Grading	SF	10700	\$0.00	\$0.15	\$0.15	\$1,605.00
7	BBQ Pits	EA	2	\$400.00	\$400.00	\$800.00	\$1,600.00
8	Hammock Poles	EA	6	\$200.00	\$200.00	\$400.00	\$2,400.00
9	10'x10' Pavilion	EA	1	\$12,000.00	\$8,000.00	\$20,000.00	\$20,000.00
10	8' graded dirt trails	LF	6950	\$5.00		\$5.00	\$34,750.00

**SUB-TOTAL:** \$88,355.00  
**5% CONTINGENCY** \$4,417.75  
**TOTAL:** **\$92,772.75**



# EXHIBIT "C.6"

## East Side Park Improvement Concept Plan



### Tabulations

Total Improved Area 43,820SF

#### IMPROVED FEATURES

Sod 29,119SF

Trail Connection to Juniper Ridge Park

#### UNIMPROVED FEATURES

Native Seed 11,522.6SF

 Native Seed

 Sod



# EXHIBIT "C.6.a"

## East Side Park Improvements Open Space Budget

PAY ITEM	DESCRIPTION	UNITS	QTY	MATERIAL	LABOR	UNIT PRICE	AMOUNT
1	Quality Control	LS	1	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00
2	Mobilization & GC	LS	1	\$0.00	\$25,000.00	\$25,000.00	\$25,000.00
3	SWPPP	LS	1	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00
4	Surveying & Layout	LS	1	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
5	Engineering & Design	LS	1	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
6	Fine Site Grading	SF	57200	\$0.00	\$0.15	\$0.15	\$8,580.00
7	Place & Grade 4" Topsoil	CY	750	\$0.00	\$30.00	\$30.00	\$22,500.00
8	Sod	SF	57200	\$0.42	\$0.20	\$0.62	\$11,440.00
9	Irrigation	SF	57200	\$0.50	\$0.50	\$1.00	\$28,600.00

**SUB-TOTAL:** \$114,120.00  
**5% CONTINGENCY** \$5,706.00  
**TOTAL:** \$119,826.00





# EXHIBIT "C.7"

## Summary Sheet- Open Space Budget

	Developer Provided	City Reimbursed	Total Budget
Cliff Park	\$395,717.18	\$395,717.18	\$791,434.35
Sunset Park	\$273,733.69	\$273,733.69	\$547,467.38
Sage Meadows Park	\$319,279.14	\$319,279.14	\$638,558.29
Juniper Ridge Park	\$151,912.58	\$151,912.58	\$303,825.17
Eastside Park Improvements	\$59,913.00	\$59,913.00	\$119,826.00
Cedar Lookout HOA Park	\$46,386.38	\$46,386.38	\$92,772.75

Total Developer Provided: \$1,246,941.96

Total City Reimbursed: \$1,246,941.96

**TOTAL \$2,493,883.93**