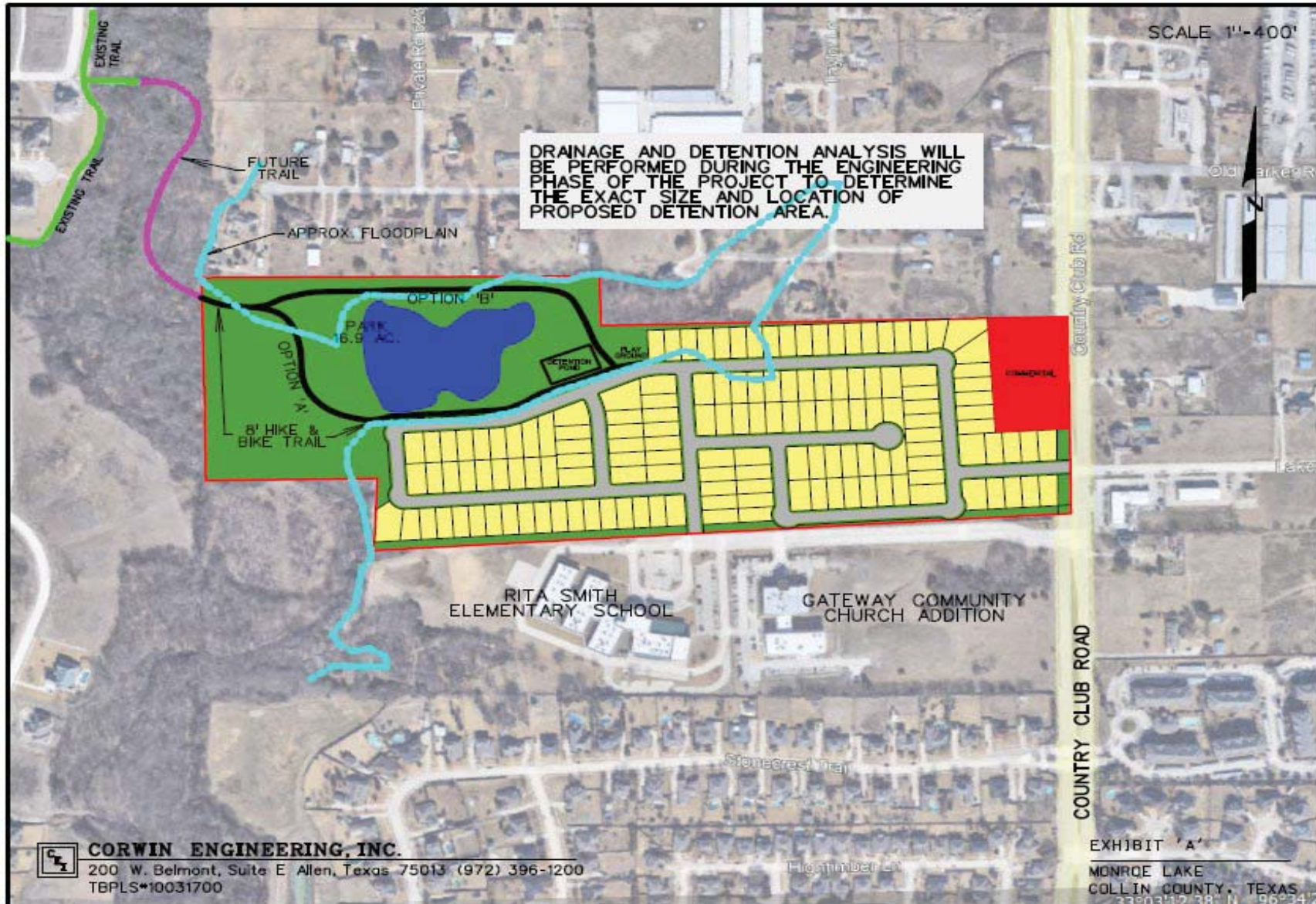


**PUBLIC PARK IMPROVEMENTS
EXHIBIT "E"
MONROE FARMS**



MONROE PARK & TRAIL COST PROJECTION							
Date: 12-8-21							
DESCRIPTION	Quantity	UNIT	PRICE	TOTAL COST			
6" Concrete Hike and Bike Trail 8' Wide	14,000	SQ. FT.	\$ 6.50	\$	91,000		
6" Concrete Hike and Bike Trail 8' Wide Connection	1,400	SQ. FT.	\$ 6.50	\$	9,100		
6" Concrete Pads for Benches and Tables along Trail	500	SQ. FT.	\$ 6.50	\$	3,250		
Handicap Ramps	1	EA.	\$ 2,000.00	\$	2,000		
Low Water Crossings	1	EA.	\$ 15,000.00	\$	15,000		
Lake Draining and Dam Breach	1	EA.	\$ 40,000.00	\$	40,000		
Play Ground							
Playground Structure and Swing Set (Mulch Base)	1	EA.	\$ 85,000.00	\$	85,000		
Hardscape (Sidewalks, Pads, and Play Ground Border)	1	EA.	\$ 30,000.00	\$	30,000		
Playground Drainage	1	EA.	\$ 12,500.00	\$	12,500		
Park & Trail Improvements							
Picnic Table	2	EA.	\$ 2,000.00	\$	4,000		
Park Trail Bench	4	EA.	\$ 1,250.00	\$	5,000		
Trash Receptacle	4	EA.	\$ 1,250.00	\$	5,000		
Park Trail Milage Markers							
6" Posts	2	EA.	\$ 1,000.00	\$	2,000		
ID Placards	2	EA.	\$ 500.00	\$	1,000		
Installation	2	EA.	\$ 1,500.00	\$	3,000		
General Site Prep and Grading	1	LS.	\$ 20,000.00	\$	20,000		
Seeded Areas							
Bermuda Hydromulch for 8' Trail Buffer and Playground Area	4.0	AC.	\$ 3,500.00	\$	14,000		
Irrigation							
Irrigation Design and Install for Seeding	1	LS.	\$ 60,000.00	\$	60,000		
Irrigation Stamped Plan for Permit	1	LS.	\$ 1,500.00	\$	1,500		
TOTAL				\$	401,850		

PARK FEE CALCULATION

Date: 12-8-2021

	No. of Lots	Park Fee	Total
Park Fee Based on Proposed Lot Count	146	\$ 2,000.00	\$ 292,000
Cost of Park Improvements (Trail and Playground)			\$ 401,850
Total Park Improvements in Excess of Required Park Fees			\$ (109,850)
Park Fee Cash Contribution to City			\$ -

Park Land Dedication	2.8	Acres
Park Land Dedication in Flood Plain	14.1	Acres
Total Park Land Dedication	16.9	Acres
Total Park Land Dedication	16.9	Acres
City Required Park Dedication	7.1	Acres
Total Park Land Dedication in Excess of Requirement	9.8	Acres

Note:

Developer to install park and trail improvements

City to be responsible for water and maintenance upon completion of the improvements.