

ORDINANCE No. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS; PROVIDING FOR DEVELOPER FUNDED RECREATIONAL AREAS IN THE FORM OF NEIGHBORHOOD/COMMUNITY AND REGIONAL PARKS; PROVIDING FOR APPLICABILITY; PROVIDING FOR REQUIREMENTS AND GUIDELINES FOR PARK LAND DEDICATION AND FEES; PROVIDING FOR PARK DEDICATION FEES; PROVIDING FOR PRIVATE PARK CREDIT; PROVIDING FOR REGULAR REVIEW; PROVIDING FOR PENALTY FOR THE VIOLATION HEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.

- WHEREAS, the City of New Braunfels is a home rule municipality given broad discretionary powers under the Texas Constitution to regulate for the public health, safety and general welfare of its citizens;
- WHEREAS, the City Council of the City of New Braunfels finds that parks and recreational areas are a vital and integral part of a municipality's health and general welfare;
- WHEREAS, the City Council of the City of New Braunfels finds that providing its citizens parks and recreational areas serves a legitimate public goal;
- WHEREAS, urban development imposes increased demands upon a City's parks and recreational system;
- WHEREAS, the City of New Braunfels is experiencing a high rate of urban growth and based on predictions through 2031 the population is projected to approximately increase by 41%;
- WHEREAS, the City Council of the City of New Braunfels has a Parks and Recreation Strategic Master Plan which provides for acquisition and development of parks to serve the recreational needs of the City and provide for its citizens health and general welfare;
- WHEREAS, the following park land requirements are based the accurate values including population, level of service for neighborhood/community and regional parks, and the cost of land and construction;
- WHEREAS, the City Council hereby finds and determined that the average cost of park development is Three Hundred Forty-Two Thousand Five Hundred Dollars (\$342,500) per acre and the average cost of park land acquisition is Thirty-Five Thousand (\$35,000);
- WHEREAS, in accordance with this formula, the park land dedication requirements for neighborhood/community parks is set at One Hundred Sixty-Eight (168) dwelling units per one (1) acre of park land and regional parks is set at Two Hundred Forty-Seven (247) dwelling units per one (1) acre of park land.
- WHEREAS, in accordance with this formula, the fees in lieu of neighborhood/community parks is set at Two Hundred Eight Dollars (\$208) and for regional parks is set at One Hundred Forty-Two Dollars (\$142);
- WHEREAS, in accordance with this formula, the park development fees for neighborhood/community parks is set at Two Thousand and Thirty-Eight Dollars (\$2,038) and for regional parks is set at One Thousand Three Hundred Eighty-Seven Dollars (\$1,38); and
- WHEREAS, the City of New Braunfels Parks Advisory Board and the Planning Commission has reviewed and recommended this proposed ordinance;
- WHEREAS, the City Council of the City of New Braunfels finds that this ordinance is not arbitrary and imposes reasonable regulations on development.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

Chapter 118 of the City Code of Ordinances for the City of New Braunfels, Texas, hereby is amended to provide for a neighborhood park dedication ordinance, to read as follows:

ARTICLE V: PARK LAND

Section 118-57 Purpose.

This Article is adopted to provide public recreational areas in the form of neighborhood/community and regional park facilities as a function of subdivision and site development in the City of New Braunfels and its Extra-Territorial Jurisdiction (ETJ). This Article is enacted in accordance with the home rule powers of the City of New Braunfels granted under the Texas Constitution, and the statutes of the State of Texas, including, but not by way of limitation, Texas Local Government Code Chapter 212 as may be amended from time to time.

It is hereby declared by the City Council that public recreational areas in the form of neighborhood and community and regional parks are necessary and in the public welfare, and that the only adequate procedure to provide neighborhood/community and regional parks is to integrate such requirements into the procedure for planning and developing property or subdivisions in the City and its ETJ, whether such development consists of new construction on vacant land or rebuilding and remodeling of structures on existing residential property.

Neighborhood/community parks are those parks providing for a variety of outdoor recreational opportunities. Neighborhood parks are generally between five (5) to 10 acres and are located within half-mile to one-mile from a majority of the residences to be served. Community parks are generally 10 to 50 acres and are located within one-mile to three-mile of the majority of the residences to be served. The City has adopted by council action the Comprehensive Plan and the Parks and Recreation Strategic Master Plan, as well as other master plans which serve as planning policy and guidance for the development of a municipal park and recreation system for the city. The plans assess the needs for park land and park improvements. The park districts established by the New Braunfels City Council are shown in Appendix A to this ordinance and shall be prima facie proof that any park located therein is within such a convenient distance from any residence located therein. The primary cost of neighborhood/community parks should be borne by the landowners of residential property who, by reason of the proximity of their property to such parks, shall be the primary beneficiaries of such facilities.

Regional parks are those parks that provide outdoor recreational opportunities for all city residents, rather than only those residents who reside proximate to them. The acquisition and development of the "basic" infrastructure and facilities for the usage of these parks should be based upon the demand from the area residents they are intended to serve. The primary cost of regional parks should be borne by all city residents.

Section 118-58 Ordinance Review

The City shall review the fees established and the amount of park land dedication required in this Article at least once every three (3) years. Failure to review by the City Council shall not invalidate this ordinance.

Section 118-59 Applicability.

This Article applies to a landowner who develops land for residential use located within the City or within its ETJ. Typically, the landowner of a proposed residential development is the developer.

This Article does not apply to activities involving the remodeling, rehabilitation or other improvements to an existing residential structure, or to the rebuilding of a damaged structure, or to permits required for accessory uses, unless such activity results in a new dwelling.

If a dedication requirement arose prior to enactment or amendment of this Article, subsequent development for the subject tract to which the dedication requirement applies may be subject to vesting as set forth in Chapter 245 Texas Local Government Code. Depending on the circumstances, additional dedication may be required if there is an increase in the number of dwelling units from what was originally proposed.

Section 118-60 General Requirements.

The City Manager or his/her designee shall administer this Article, with certain review, recommendation and approval authorities being assigned to the Planning Commission, the Parks and Recreation Advisory Board and various city departments as specified herein.

A developer of residential property shall be required to 1a.) Dedicate public park land for a neighborhood/community park or payment of a fee in lieu thereof; 1b.) Dedicate public park land for a regional park or payment of a fee in lieu thereof; 2a.) Make payment of a neighborhood/community park development fees; and 2b.) Make payment of a regional park development fees.

Requirements herein are based on actual dwelling units for an entire development. Increases or decreases in final unit count may require an adjustment in fees paid or land dedicated. If the actual number of dwelling units exceeds the original estimate, additional park land and additional park development fees may be required to meet the requirements in this Article.

The identification of park districts for neighborhood/community parks is shown in Appendix A. The required land dedications and schedules of fees are attached hereto as Appendix B and incorporated and made a part of this Article for all purposes. Implementation process, minimum design and construction standards are set forth by the Parks and Recreation Department in the Park Land Dedication and Development Ordinance Manual and minimum drainage standards set forth by the City's Drainage Manual, as may be amended from time to time, referenced herein and incorporated by reference.

Section 118-60.1 Approval Process.

With each subdivision application, planned development application, and multifamily site development permit, Developer shall submit to Planning and the Parks Departments a completed park land dedication worksheet, identified in Appendix D and letter indicating the developer's intent to meet the park land dedication requirements pursuant to this Article.

Section 118-60.2 Appeal Process.

Any decision under this Article made by the Director of Parks and Recreation may only be appealed to the City Parks and Recreation Advisory Board and must be appealed within ten working days of the City's decision.

The Director of Parks and Recreation may refer approval of park land dedication or park development fees to the City Parks and Recreation Advisory Board for any reason.

Within ten working days, any decision made by the City Parks and Recreation Advisory Board may only be appealed in writing through the City Manager to the City Council.

Section 118-60.3 Submitting Park Fees.

Any fees required to be paid pursuant to this article shall be remitted:

- a. Prior to the issuance of any site development building permits for multi-family development; or
- b. Prior to recordation of each final plat for single family, duplex or townhouse development.

Section 118-60.4 Use of Park Fees.

All park land dedication and park development fees for neighborhood/community parks will be deposited in a fund referenced to the park district to which they relate. Regional park land dedication fees will be deposited in a fund referenced to regional parks. Funds shall be used solely for the acquisition or leasing of park land and the development, improvement, or upgrades of new and existing parks. All expenditures shall be administered in accordance with the current purchasing requirements of the city. Fees in-lieu-of neighborhood/community and regional park land dedication and development may only be used for purchase and/or development of parks located within the same district as the development. Funds shall not be used for the operation and maintenance of parks.

Section 118-61 Public Park Land Dedication.

The amount of land to be dedicated for public park land purposes shall be as set forth in Appendix B. The total amount of land dedicated for the development shall be dedicated to the City in fee simple by filed deed:

- a. Prior to the issuance of any site development building permits for multi-family development,
- b. Prior to recordation of the final plat for a single family, duplex, or townhouse development, or
- c. For a phased development the entire park shall be either platted concurrently with the plat of the first phase of the development.

If a developer proposes to dedicate land to the city for park development purposes pursuant to the terms, conditions and requirements of this Article, he or she shall permit the City's representatives to make onsite inspections of the property for the purposes of determining site suitability and identification of any visual hazards or impediments to park development and use. If the property owner or developer has any form of environmental assessment on the tract, a copy of that assessment shall be provided to the City. The City may initiate and/or require the developer to initiate specific environmental studies or assessments if the visual inspection of the site gives rise to the belief that an environmental problem may exist on the site. The Director may require the employment of those consultants necessary to evaluate any environmental issues relating to the site providing that the City makes such determination in good faith. If an environmental hazard is identified on the site, the developer must remove the hazard prior to its acceptance into the park and recreation system of the City. The City will not accept park land dedication sites encumbered by hazardous and or waste materials or dump sites.

The developer shall be responsible for certain minimum utilities as listed below at a location acceptable to the Director of Parks and Recreation or designee. The Director of Parks and Recreation or designee will be required to approve such location prior to final approval and release of fiscal requirements of said subdivision.

- a. A metered water supply located 12 feet behind the curb in accordance with the size of the park
- b. A six-inch sewer stub, or in accordance with the size of the park, ten feet behind the curb

Any disturbed park land shall be restored and the soil stabilized by vegetative cover by the developer prior to dedication to the city.

Section 118-62 Public Park Land Guidelines and Requirements.

Parks should be easy to access and open to public view so as to benefit area development, enhance the visual character of the City, protect public safety and minimize conflict with adjacent land uses. The following guidelines and requirements shall be used in designing parks and adjacent development.

1. Any land dedicated to the City under this Article must be suitable for park and recreation uses. The dedication shall be free and clear of any and all liens and encumbrances that interfere with its use for park purposes. The Director of Parks and Recreation or his/her designee shall determine whether any encumbrances interfere with park use. Minerals may be reserved from the conveyance provided that there is a complete waiver of the surface use by all mineral owners and lessees. A current title report must be provided with the land dedication. Grantor shall not conduct any drilling, mining, exploration for or development of oil, gas, and other minerals on the surface of the park, or in any such way as to interfere with City's use thereof, but the Mineral Estate Owner, heirs, administrators, executors, successors and assigns may extract oil, gas, water or other minerals from and under the park by directional drilling or other means which do not interfere with or disturb City's use of the surface estate interest in the park. The property owner shall pay all taxes or assessments owed on the property up to the date of acceptance of the dedication by the City. A tax certificate from the Comal County Tax Assessor shall be submitted with the dedication or plat.
2. The City Council and the Parks and Recreation Department generally consider that development of an area less than five (5) acres for neighborhood/community park purposes may be inefficient for public maintenance. Therefore, no fewer than five acres will be accepted.
3. Consideration will be given to land that is in the floodplain or may be considered "floodable" even though not in a federally regulated floodplain as long as, due to its elevation, it is suitable for park improvements. Sites should not be severely sloping or have unusual topography which would render the land unusable for recreational activities.
4. At the discretion of the City, land in floodplains may be considered as part of a dedication requirement on a three for one basis. That is, three acres of floodplain will be equal to one acre of park land or not more than 50% shall be allowed in a floodplain.
5. Where feasible, park sites should be located adjacent to schools in order to encourage shared facilities and joint development of new sites.
6. Neighborhood/community park sites should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to minimize users having to cross arterial roadways to access them.
7. Where appropriate, sites with existing trees or other scenic elements are preferred and may be reviewed by the City's Urban Forester to make recommendations.
8. Detention/retention areas may not be used to meet dedication requirements but may be accepted in addition to the required dedication. If accepted as part of the park, the detention/retention area design must meet specific specifications in the City's Drainage Manual.
9. Where park sites are adjacent to schools or existing or proposed subdivisions, access ways may be required to facilitate public access to parks.
10. It is desirable that twenty-five percent (25%) of the perimeter of a park abut a public street.
11. The site should not be encumbered by overhead utility lines or easements of any type which might limit the opportunity for park and recreation development.
12. Rare, unique, endangered, historic or other significant natural areas will be given a high priority for dedication pursuant to this article. Areas that provide an opportunity for linkages between parks or that preserve the natural character of the surrounding environment may be required by the city to be included in the park land dedication.

Section 118-63 Fee in Lieu of Public Park Land.

Residential developments with dwelling units that generate less than the 1-acre minimum park land dedication set forth in Appendix B shall pay a fee in lieu of land dedication.

In lieu of dedicating park land to the city for a neighborhood/community and regional park, a developer may request to meet some or all of the park land dedication requirements, or may be required by the City through payment of a fee in lieu thereof in amounts as set forth in Appendix B. Such fees shall be due at the same time as fees are due for final platting or for issuance of a site building permit, whichever occurs first.

The City may, from time to time, require that a fee be submitted in lieu of land dedication in amounts as set forth in Appendix B for, either, both, some or all of neighborhood/community and regional park land dedications. Likewise, the City may, from time to time, require that land be dedicated in amounts as set forth in Appendix B that no fee in lieu of land will be accepted.

Section 118-64 Credit for Private Parks and Recreation Amenities.

Developers may request up to fifty percent (50%) credit for fee in lieu of land dedication for private "resident only" parks once findings of conditions of this Article are met as defined below. The amount retained for deposit in the city's park land dedication fund are for purposes of defraying the financial burden private subdivisions impose on the existing public park system in New Braunfels.

Examples of park improvements eligible for private park credit include various active and passive outdoor amenities. A detailed list is provided in Park land Dedication & Development Ordinance Manual and Guidelines. Credit for a private park must meet the standards set forth below concerning adequate size, character and location and following the Park land Dedication & Development Ordinance Manual and Guidelines. Before credit is approved, the City shall make written findings that the following conditions are met:

- a. At least 50% of the required park land dedication or a minimum of one (1) acre of park land or whichever is greater, not including floodway or floodplain unless approved by the Parks and Recreation Director.
- b. That yards, court areas, setbacks and other open areas required to be maintained by the zoning and subdivision rules and regulation ordinances shall not be included in the computation of such private open space.
- c. That the private ownership and maintenance of the open space is adequately provided for by recorded agreement, covenants or restrictions.
- d. That the use of the park is restricted for park and recreation purposes by recorded covenant, which runs with the land in favor of future owners of the property and which cannot be defeated or eliminated without the written consent of the city or its successors.
- e. That the proposed private park is reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location.

Required documentation. In order to receive the credit for private parks, the developer shall submit the required documentation in Section 118-60 to the city at the time of final plat filing sufficient to establish that the requirements of above have been satisfactorily met. In the event that the developer proposes to construct the improvements at a later date, as in a phased development, the city shall require that the developer pay all park land development fees in advance and the park fee in lieu of land dedication paid in advance ~~or the park fee in lieu of land only in the form of a letter of credit or surety bond as approved by the Parks and Recreation Director and City Attorney~~, and that the recreational amenities will be installed concurrent with the build-out of the subdivision, and in no case greater than two (2) years. The Parks and Recreation Director shall evaluate and approve the documentation submitted prior to any credit

being given. In cases where the equivalency of the improvements are disputed, the required level of improvements shall be as finally determined by the City Council.

Section 118-65 Park Development Fee.

In addition to the land dedication requirements, park development fees are established herein, sufficient to develop these public parks in ways that meet the City of New Braunfels' standards. The amount of development fees assessed to a development and the basis for the calculation is as shown in Appendix B. The process for the approval and collection of development fees shall be the same as for the park land dedication requirements as specified in Section 118-60.1 and 118-60.3. The park development fees shall be processed simultaneously with the park land dedication requirements.

Section 118-66 Construction of Public Park Improvements in Lieu of Park Development Fee.

With the approval of the City, a developer may elect to construct eligible public park improvements in lieu of paying the associated development fee as set forth herein. In such event:

A park site plan, developed in cooperation with the Parks and Recreation Department staff, is submitted and approved by the Director of the Parks and Recreation Department or his/her designee prior to submission of final plat or upon application for a site building permit, whichever is applicable.

Detailed plans and specifications for park improvements hereunder shall be due and processed in accordance with the procedures and requirements pertaining to public improvements for final plats and for building permit issuance, whichever is applicable.

All plans and specifications shall meet or exceed the City's standards in effect at the time of the submission.

If the improvements are constructed on land that has already been dedicated to and/or is owned by the City, then the developer must post payment and performance bonds equal to park development fees or value of the park agreed upon, whichever is greater to guarantee the payment to subcontractors and suppliers and to guarantee the developer completes the work in accordance with the approved plans, specifications, ordinances, and other applicable laws. This includes guaranteeing performance in lieu of completing the park improvements prior to final plat recordation.

The construction of all improvements must be completed in accordance with the requirements relating to the construction of public improvements for final plats and issuance of building site permits, whichever is applicable.

The developer shall be required to provide a two-year maintenance bond that is equal in amount to the twenty percent (20%) of the construction cost of said park improvements and a manufacturer's letter stating any play structure, equipment, and safety surfaces were installed in accordance with the manufacturers' installation requirements.

The developer shall provide a copy of the application and subsequent inspection report prepared by the State Department of Licensing and Regulation of their contracted reviewer for compliance with the Architectural Barriers Act, codified as Vernon's Ann. Civ. St. art 9102.

All park improvements shall be inspected by the City while construction is in progress. Once the park improvements are constructed, and after the Director of Parks and Recreation has accepted such improvements, the developer shall convey such improvements to the city free and clear of any lien or other encumbrances.

The public park improvements will be considered complete with a Letter of Completion and Acceptance from the city and will be issued after the following requirements are met:

- a. Improvements have been constructed in accordance with the approved plans;
- b. All park land upon which the improvements have been constructed has been dedicated as required under this Article; and
- c. All manufacturers' warranties have been provided for any equipment installed in the park as part of these improvements.
- d. Upon issuance of a Certificate of Completion and Acceptance, the developer warrants the improvements for a period of two (2) years.

The developer shall be liable for any costs required to complete park development if:

- a. Developer fails to complete the improvements in accordance with the approved plans; or
- b. Developer fails to complete any warranty work.

Section 118-67 Warranty Required for Public Park Improvements.

All materials and equipment provided to the City shall be new unless otherwise approved in advance by the Director of Parks and Recreation or his/her designee, and all work will be of good quality, free from faults and defects, and in conformance with the designs, plans, specifications, and drawings, and recognized industry standards. This warranty, any other warranties express or implied, and any other consumer rights, shall inure to the benefit of the City only and are not made for the benefit of any party other than the City.

All work by the developer or landowner not conforming to these requirements, including but not limited to unapproved substitutions, may be considered defective.

This warranty is in addition to any rights or warranties expressed or implied by law.

Where more than a one (1) year warranty is specified in the applicable plans, specifications, or submittals for individual products, work, or materials, the longer warranty shall govern.

This warranty obligation may be covered by any performance or payment bonds tendered in compliance with this Article.

If any of the work performed by developer or landowner is found or determined to be defective, or otherwise not in accordance with this ordinance, the designs, plans, drawings or specifications within two (2) years after the date of the issuance of a certificate of Final Completion of the work or a designated portion thereof, whichever is longer, or within two (2) years after acceptance by the City of designated equipment, or within such longer period of time as may be prescribed by law or by the terms of any applicable special warranty required by this ordinance, then the developer shall promptly correct the defective work at no cost to the City.

During the applicable warranty period and after receipt of written notice from the City to begin corrective work, developer shall promptly begin the corrective work. The obligation to correct any defective work shall be enforceable under this Code of Ordinances. The guarantee to correct the defective work shall not constitute the exclusive remedy of the City, nor shall other remedies be limited to the terms of either the warranty or the guarantee.

If within twenty (20) calendar days after the City has notified developer of a defect, failure, or abnormality in the work, developer has not started to make the necessary corrections or adjustments, the City is

hereby authorized to make the corrections or adjustments, or to order the work to be done by a third party. The cost of the work shall be paid by developer.

The cost of all materials, parts, labor, transportation, supervision, special instruments, and supplies required for the replacement or repair of parts and for correction of defects shall be paid by developer, its contractors, or subcontractors, or by the surety.

The guarantee shall be extended to cover all repairs and replacements furnished, and the term of the guarantee for each repair or replacement shall be two (2) years after the installation or completion. The two (2) year warranty shall cover all work, equipment, and materials that are part of the improvements made under this section of the ordinance.

Section 118-68 Reimbursement for City Acquired Park Land.

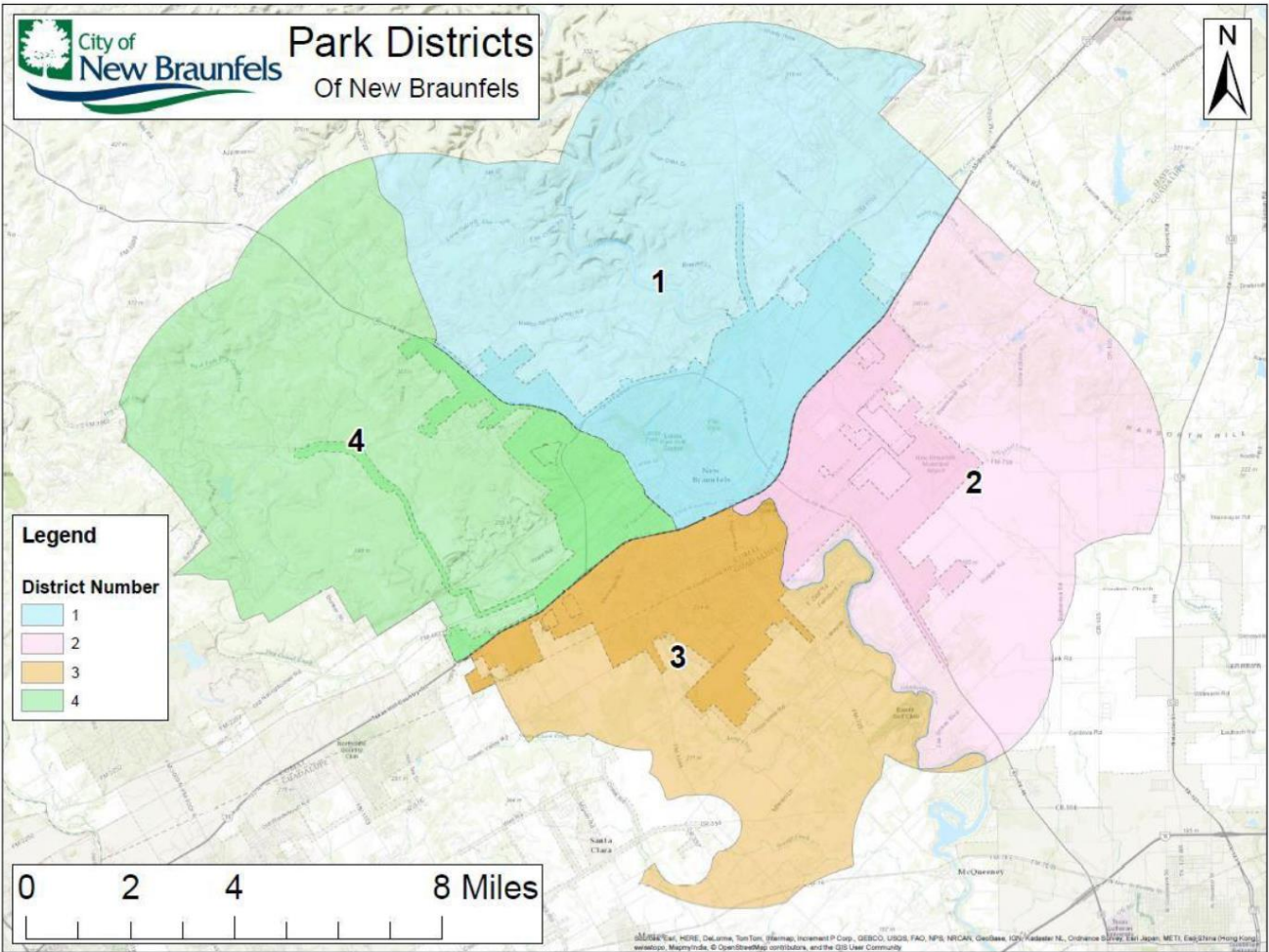
The City may from time to time acquire land for parks in advance of actual or potential development. If the City does acquire park land in a park quadrant for a neighborhood/community or regional park, the City may require subsequent dedications to be in fee in lieu of land only. This will be to reimburse the City for the cost(s) of acquisition.

Section 118-69 Right to Refund.

The City shall account for all fees in lieu of land and all development fees paid under this Article with reference to the individual plat(s) involved. Any fees paid for such purposes must be expended by the City within seven (7) years from the date received by the City for acquisition and/or development of a park as required herein. Such funds shall be considered to be spent on a first-in, first-out basis. If not so expended, the landowners of the property on the expiration of such period shall be entitled to a prorated refund of such sum, computed on a square footage of area basis. The owners of such property must request such refund within one (1) year of entitlement, in writing, or such right shall be barred.

Appendix A

Map of New Braunfels Park Districts



Appendix B

Park Land Dedication Requirements & Calculations

Starting Values:

City/ETJ Population: 91,611

City/ETJ Residents per Household (HH): 2.85

Current Level of Service (LOS):

- Community/Neighborhood Parks: 190.95 acres
- Regional Parks: 130 acres

Cost of Land per Acre in New Braunfels: \$35,000

Cost of Construction per Acre: \$342,500

Community/Neighborhood Park Land Requirements:

LAND REQUIREMENT

1 park acre per 168 dwelling units (DU)

$480 \text{ residents} \div 2.85 \text{ HH}$

(population \div LOS = 480 residents)

FEE IN LIEU OF LAND

\$208 per DU

$\$35,000 \div 168 \text{ DU}$

PARK DEVELOPMENT FEE

\$2,038 per DU

$\$342,500 \div 168 \text{ DU}$

Regional Park Land Requirements:

LAND REQUIREMENT

1 park acre per 247 dwelling units (DU)

$480 \text{ residents} \div 2.85 \text{ HH}$

(population \div LOS = 480 residents)

FEE IN LIEU OF LAND

\$142 per DU

$\$35,000 \div 247 \text{ DU}$

PARK DEVELOPMENT FEE

\$1,387 per DU

$\$342,500 \div 247 \text{ DU}$

Appendix C

Development Costs for City of New Braunfels Neighborhood/Community Parks (3-15 acres)

Average Cost per one acre of land: \$35,000

Development cost per acre \$342,500

Neighborhood Park (3-5 ac)	
<u>Item</u>	
Professional Service	\$252,767.83
Mobilization	\$89,592.16
Sitework	\$145,600.00
Parking/Roadway	\$100,975.00
Utilities	\$120,821.64
Typical Park Amenities	\$515,225.00
Miscellaneous	\$13,300.00
Landscape/Irrigation	\$247,500.00
Construction Costs	\$1,233,013.80
Contingency (10%)	\$123,301.38
Total Project Cost*	\$1,609,083.01

Community Park (10-15 ac)	
<u>Item</u>	
Professional Service	\$756,846.48
Mobilization	\$296,502.50
Sitework	\$504,375.00
Parking/Roadway	\$364,200.00
Utilities	\$418,500.00
Typical Park Amenities	\$1,656,350.00
Miscellaneous	\$21,600.00
Landscape/Irrigation	\$721,875.00
Construction Costs	\$3,983,402.50
Contingency (10%)	\$398,340.25
Total Project Cost*	\$5,138,589.23

**Does not include the cost of land.*

Appendix D

Park Land Dedication Worksheet

Project Name:

Location:

Applicant:

Email:

Phone:

What type of development is this? Select all that apply.

- ☐ Residential (detached single family)
- ☐ Residential (2-family)
- ☐ Residential (commercial)
- ☐ Residential (multi-family)
- ☐ Other, please describe:

Does this subdivision have 5 or more acres for public park land dedication? If yes, please describe the terrain and the location of the public park land.

Does this subdivision have 2 or more acres for a private park? If yes, please describe the terrain and the location of the private park and potential amenities and who will maintain the private park.

Please list number of dwelling units.

Master Plan: _____

Unit 1: _____

Unit 2: _____

Unit 3: _____

TOTAL: _____