

Exhibit D - The Standard

The Standard At Cool Springs Mountain Bike Trail
Franklin Tn.

7/30/2018

Parkland Requirments		356 Dwellings at 234,600sf or 5.39acres		
Descriptions	Quantity	Unit	Unit Price	Total
First 35 Units @ 1200 SF/ Unit	42,000	SF	6.2213	\$ 261,294.60
Remaining 321 Units @ 600 SF/ Unit	192,600	SF	6.2213	\$ 1,198,222.38
Total Required Parkland Dedication	234,600	SF	6.2213	\$ 1,459,516.98
Design/Planning (Profesional Services)				
Concept Design-plans	1	unit	2,500.00	\$ 2,500.00
Design Fees/Project Administration Fees				\$ 20,000.00
GC Fee and Insurance	-	%	5	\$ 33,244.75
Sub Total				\$ 55,744.75
Construction Engineering/Inspections				
Beginner Loop	2,436	LF	9.44	\$ 23,000.00
Beginner Alternate	988	LF	9.02	\$ 8,912.50
Columbia State Trail-Off site	2,900	LF	8.33	\$ 24,150.00
Sub Total				\$ 56,062.50
Equipment/Furnishings				
Feature Allowance	1	unit	15,000.00	\$ 15,000.00
Trail head Allowance	1	LS	72,500.00	\$ 72,500.00
Hiking Wayfiind/ Signage	1		8,000.00	\$ 10,000.00
Sub Total				\$ 97,500.00
Maintenance				
Hiking Trail Maintenance Erosion Repair(Years 1 through 15)	15	11,500	87,500.00	\$ 172,500.00
Sub Total				\$ 172,500.00
Utilites/Water				
Water tap for fountain including installation	1		3,885.00	\$ 3,885.00
Sub Total				\$ 3,885.00
Total Cost for Design and Constuction				\$ 385,692.25
Land and Easement				
	205,761	SF	6.2213	\$ 1,280,100.91
Total cost of Project				\$ 1,665,793.16
Parkland Impact Fee Requirement				\$ 1,459,516.98
Dedication Beyond Requirment				\$ 206,276.18