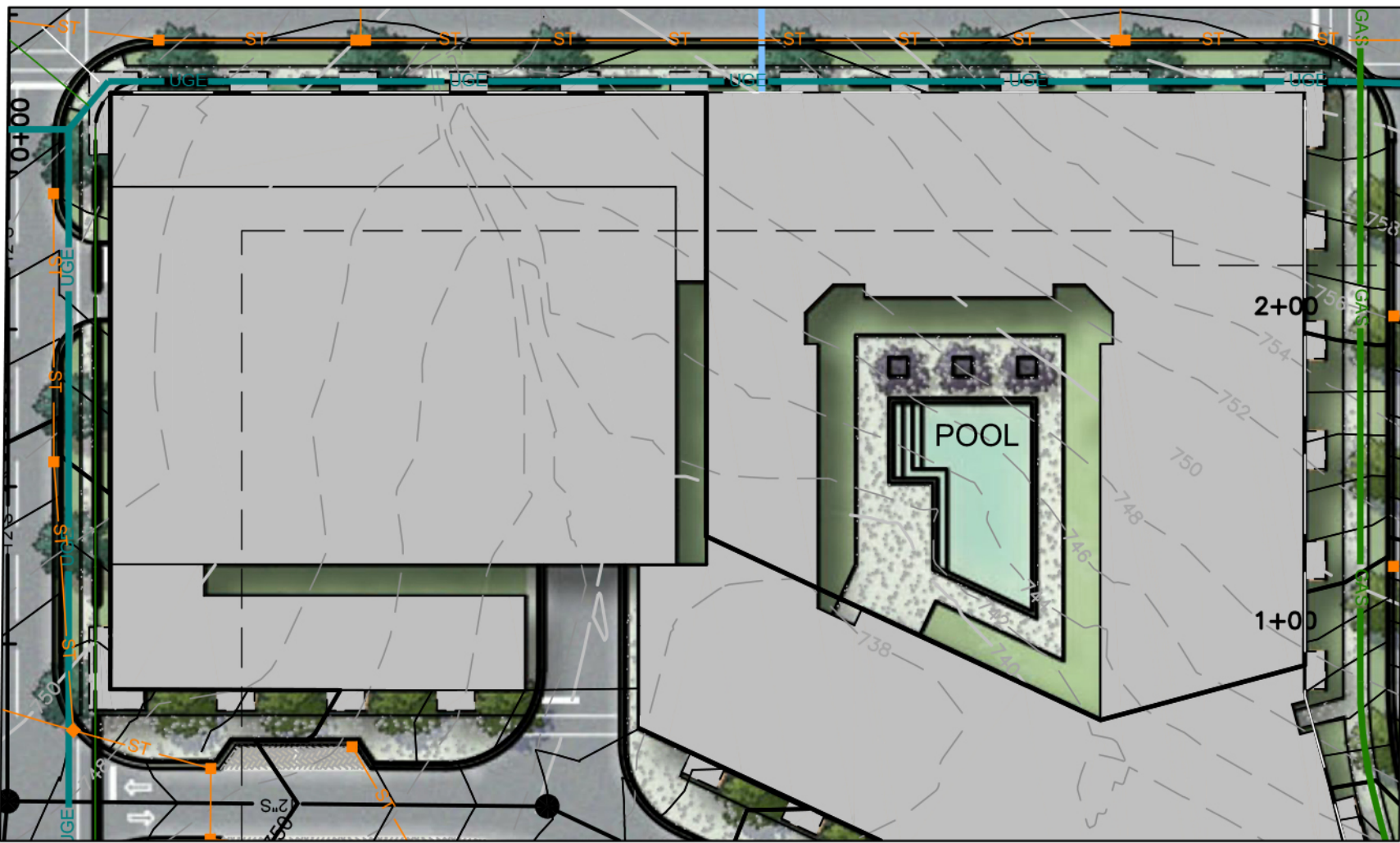
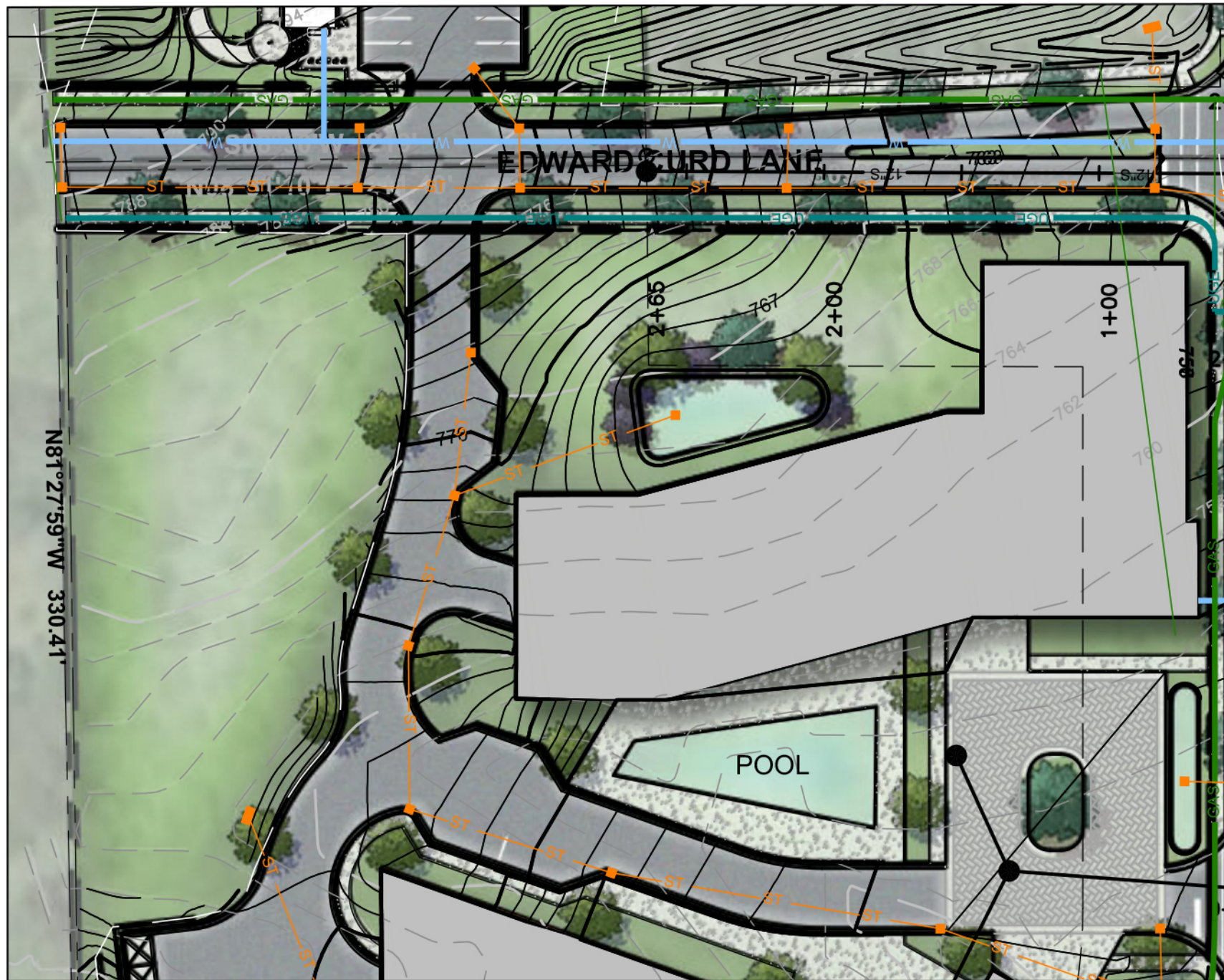


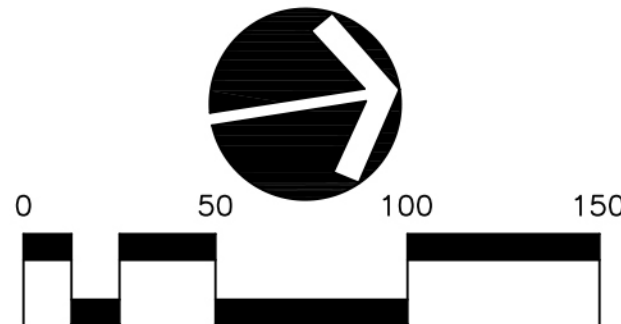
01/24/2019 10:16 AM ENGINEER: P. W. WHEAT, III, P.E. (10/1/2017) 10:16 AM LAYOUT: P. W. WHEAT, III, P.E. (10/1/2017) 10:16 AM
ROUTED BY: P. W. WHEAT, III, P.E. (10/1/2017) 10:16 AM LAST UPDATED BY: P. W. WHEAT, III, P.E. (10/1/2017) 10:16 AM



Aureum Parkland Dedication Calculations				
Parkland Impact Fee Calculations				
Description	Qty.	Units	cost/unit	Required Impact Fee
Multi-Family Units	480	Units	\$ 4,304.00	\$ 2,065,920.00
Parkland Land Dedication Calculations				
Description	Qty.	Units	Remarks	
Acres Required	5	ac	As Approved by BOMA	
Acres Provided	5.15	ac		
Acres Provided Value (Purchase Cost)	\$ 1,300,000.00		Plus Closing/Legal/Survey/Title Fees	
Construction of Public Park Improvements in Lieu of Parkland Impact Fee Off-sets				
Description	Qty.	Units	cost/unit	Total
Land Acquisition Cost:				
Legal, Survey, Title, Closing	1	ls	\$ 40,000.00	\$ 40,000.00
Land Financing Cost Prior to Const. (3yr@5%)	1	ls	\$ 195,000.00	\$ 195,000.00
Total Land Acquisition Cost:				\$ 235,000.00
Parkland Improvement Costs:				
Parkland Construction Drawing Design Cost	1	ls	\$ 125,000.00	\$ 125,000.00
Park - Trail Improvements:				
Primitive Bike/Hiking Trail (on-site)	2,600	lf	\$ 15.00	\$ 39,000.00
Primitive Bike/Hiking Trail (off-site)	100	ac	\$ 20.00	\$ 2,000.00
Trail Grading, Clearing, Grubbing	27,000	sf	\$ 1.80	\$ 48,600.00
Park Appurtenances				
Benches	4	ea	\$ 4,500.00	\$ 18,000.00
Trash Receptacles	2	ea	\$ 3,000.00	\$ 6,000.00
Outdoor Drinking Fountain	1	ea	\$ 4,500.00	\$ 4,500.00
Bike Racks (For up to 24 Bikes, 2 bikes per Rack)	6	ea	\$ 2,500.00	\$ 15,000.00
Trail Head Map Kiosk	2	ea	\$ 12,000.00	\$ 24,000.00
Park Roadway Signage	1	ls	\$ 35,000.00	\$ 35,000.00
Trail Head Plaza	2,000	sf	\$ 15.00	\$ 30,000.00
Parking Lot				
Asphalt	931	sy	\$ 65.00	\$ 60,515.00
Concrete Sidewalk	2,300	sf	\$ 8.00	\$ 18,400.00
Curb/Gutter	500	lf	\$ 16.00	\$ 8,000.00
Light Poles	6	ea	\$ 5,000.00	\$ 30,000.00
Parking/Amenity Grading, Clearing, Grubbing	1	ea	\$ 150,000.00	\$ 150,000.00
Storm Pipe	250	lf	\$ 105.00	\$ 26,250.00
Storm Inlets	2	ea	\$ 4,800.00	\$ 9,600.00
Utility Connections (Water/Sewer)	1	ls	\$ 35,000.00	\$ 35,000.00
Retaining Wall	8,000	sf	\$ 42.00	\$ 336,000.00
Park Structure/Restrooms	1	ea	\$ 120,000.00	\$ 120,000.00
Landscaping				
3" Cal. Canopy Trees (Parking Lot Islands)	12	ea	\$ 550.00	\$ 6,600.00
2" Cal. Understory Trees (Accent Plantings)	10	ea	\$ 400.00	\$ 4,000.00
36" Ht. Shrubs (Parking Lot Screening)	50	ea	\$ 180.00	\$ 9,000.00
Seed	25,000	sf	\$ 0.25	\$ 6,250.00
Construction Supervision and Management	1	ls	\$ 108,000.00	\$ 108,000.00
Construction Inspection Costs - Consultants	1	ls	\$ 25,000.00	\$ 25,000.00
Construction Financing Costs (1-Year)	1	ls	\$ 115,000.00	\$ 115,000.00
Total Public Park Improvements Cost:				\$ 1,649,715.00
Construction of Private Park and Recreation Amenities Improvements in Lieu of Parkland Impact Fee Off-sets (Not Open to Public)				
Description	Qty.	Units	25% cost/unit	Total
Private Recreation Amenities				
Multi-family (Phase 2) [Cost - 25% x \$700,000]	1	ls	\$ 175,000.00	\$ 175,000.00
Multi-family (Phase 3) [Cost - 25% x \$700,000]	1	ls	\$ 175,000.00	\$ 175,000.00
Total Private Park Improvements Cost [25%]:				\$ 350,000.00
Parkland Dedication Offset Calculations				
Description	Qty.	Units	cost/unit	Total
Parkland Land Dedication Value	5.15	Ac.	\$ 62,121.00	\$ 319,923.15
Public & Private Parkland Construction Cost Total:				\$ 1,999,715.00
Total Proposed Parkland Dedication				\$ 2,319,638.15
Required Parkland Dedication				\$ 2,065,920.00
Parkland Dedication Balance				\$ (253,718.15)

NOTE: The Aureum Parkland Dedication Calculations were developed based upon the following key assumptions:

- The actual Land Acquisition Cost will be \$1,300,000.00 however reimbursement for Land Dedication will be \$319,923.00 based upon the current Parkland Dedication Ordinance eligible value of \$62,121.00 per acre and 5.15 acres of parkland Area;
- Closing Costs resulting from the land acquisition for legal, survey, title, taxes, recording, etc. will be +/- \$40,000.00;
- Due to Aureum Construction Phasing/Sequencing, Aureum Development Team will need to hold land for 3 years following acquisition prior to beginning any physical Parkland Dedication Improvements. This will result in land financing costs of \$195,000.00 based upon 3 years interest at 5% of purchase price;
- Design costs related to civil, architectural, landscape and trail design costs of the Parkland Improvements will be \$125,000.00;
- Construction of Parkland Improvements will begin in year 4 following acquisition and will require 1 year to construct. Construction financing costs including the cost of the land in year 4 are estimated at \$115,000.00;
- Private Recreational Facilities for the pool, deck, furnishings and amenities for Aureum's planned multi-family apartments and condominiums will each cost \$700,000.00. Per the ordinance, these costs are eligible to be offset at 25% or a total of \$175,000.00 per each private pool area;



NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

CITY OF FRANKLIN # 6909

AUREUM
FOR
SS-CH FRANKLIN, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Nashville
Chattanooga
423-490-9400
615-544-8991
615-545-6650
ragansmith.com



JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REV.	DATE	PER	DESCRIPTION
18-106	1221	WLH	ZDS	1"=50'	FEBRUARY 11, 2019	1	2019.04.04	PER	CITY COMMENT

ENLARGED
PARKLAND PLAN

C2.2