

RESOLUTION NUMBER 04-18118

RESOLUTION ADOPTING A MASTER PLAN FOR THE  
DEVELOPMENT AND MANAGEMENT OF IRONWOOD PARK AT  
MOLT ROAD AND IRONWOOD DRIVE IN BILLINGS, MONTANA

**WHEREAS**, the public interest requires the creation and adoption of a Master Plan for Ironwood Park System located at Molt Road and Ironwood Drive in Billings, Montana;

**WHEREAS**, a Master Plan controls and guides the development and management of the park in accordance with the needs of the subdivision and the community, recognizes the limitations and constraints of the park site, and provides for improvements suited to and appropriate for the park and the surrounding neighborhoods; and

**WHEREAS**, it is in the public interest and necessary that the current and future development of the park shall conform to the adopted master plan:

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS:**

1. *Master Plan.* The master plan for Ironwood Park System presented for adoption and attached as *Exhibit "A"* is the official Master Plan for the park. The purpose of the plan is to guide and control the development and management of the park.
2. *General Character of Improvements Provided for by the Plan.* The general character of the improvements approved for the park system includes extensive trails, irrigated turf, developed and undeveloped park lands, play equipment, trees and site furnishings as shown on Exhibit "A" attached hereto.
3. *Changes.* Any proposed improvements not consistent with the adopted master plan are prohibited. Any proposal to install improvements or use the park inconsistent with the adopted Master Plan will require a revised Meadowlark Park Master Plan that is approved by the Billings City Council.

**PASSED, ADOPTED AND APPROVED** by the City Council of the City of Billings, Montana, this 26<sup>th</sup> day of April, 2004.



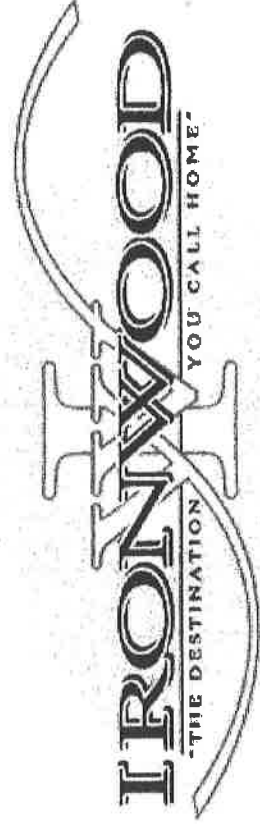
CITY OF BILLINGS

By: Charles F. Tooley Mayor

ATTEST:

By: Marita Herold, CMC City Clerk

*Deputy City Clerk*



# PARK SYSTEM MASTER PLAN

Prepared For:

Woodridge, LLC

4280 Cedarwood Lane  
Billings, MT 59106

Prepared By:

 Peaks to Plains Design

LANDSCAPE ARCHITECTURE/PLANNING/ENVIRONMENTAL DESIGN

208 N. Broadway, Ste. 350  
Billings, MT 59101

APRIL 2004

## Executive Summary

Ironwood Subdivision is a new development is located north of Yellowstone Country Club and encompasses 288 acres. Unobstructed views of the rimrocks can be seen to the East, North, and West. Ironwood offers the privacy with open views of the Yellowstone River Valley, the Beartooth Mountains and the Pryor Mountains. The lots of Ironwood include Executive lots of up to one acre. Luxury lots at around 16,000 square feet and Cottage lots that are between 6,000 and 10,000 square feet.

The master plan for the subdivision offers almost 50 acres of park land. A main component of the subdivision is that almost every lot has access to a proposed trail system. The subdivision is located a ¼ mile of Phipps Park, a city park which hosts natural trails and a Frisbee golf course. The developers have also designated a corridor along Cove Creek for a future bike trail, which is connected to the BikeNet or Heritage Trail system. The entry of the subdivision is greeted by a landscaped entry and traffic circle. On-site storm water detention areas aid in storm-water runoff capacities and also keep open important viewsheds.

Of the approximately 50 acres master planned to become park land, the developers have proposed to implement almost 15 acres as developed park land. The developed park land will include low-water turf grass, irrigation, asphalt trails, play lot and trees. The master plan also calls for a picnic shelter, site furniture and fitness activities along the trails. The remaining acreage includes valuable land around the rim face, Cove Creek and other areas that are designated to have a natural, native treatment. Some of the native areas will have a gravel trail leading to a shade structure at the top of the rimrocks. Each entry to the trail system is designated by a pair of ornamental trees. This will allow the user of the trail system to easily identify the trail corridors throughout Ironwood.

The maintenance of the park will be served by the creation of a Park Maintenance District (PMD). Irrigation will be serviced by City water connections. Well water in this area has a very poor water quality, so utilizing wells for irrigation was not considered. The Park's Department will connect this irrigation system to their Central Controls system when the final infrastructure is in place.

Overall, the layout and design of the parks system in Ironwood is meant to encourage outdoor activities including walking, running and unprogrammed play. The developers have indicated a desire to tie their parks to The Club at Ironwood. The Club is a private facility that will include a fitness area, aerobics and a pool for the Ironwood neighborhood. Almost every home has direct access to park land which increases the demand and marketability of the subdivision.

## Specific Park Area Descriptions

The main gathering area for the park system is nestled between Lot 20 and Lot 21 in Block 4 of the subdivision. This central space is tied with the trail system connecting Ironwood Drive, Parkwood Drive and future Canyonwood Drive. It is in the center of the subdivision and almost all of the lots are within 1/3 mile of the park. Lot 20 is screened for privacy with a berm topped with evergreen trees. The berm also creates a nice sitting area for users to watch any play that may be associated with the approximately 64,000 square feet of grassed, open area. This open area, is designated for unprogrammed play activities such as informal soccer games, flag football or neighborhood gatherings.

A small tot lot is located in this area and will feature play equipment for 3-7 year old children. A couple of small benches surround the tot lot for parents to sit and supervise their children. Further to the east a small picnic sheltered is located on the master plan. Although not part of the developer's required improvements, it is placed for future consideration. Trash cans and clean-up will be handled by the PMD. This area is also serviced by a small parking lot, directly off of Canyonwood Drive. The space allows for approximately 10 cars, which will minimize the conflict of vehicles parking in front of individual private lots.

The trail system leading to the east and west from this park area will have a future fitness component to it. Exercise stations will be placed throughout the trail system. Consideration of noise and privacy should be taken into account with the final locations of the fitness stations are designated. Near the corner of lots 9-12 in Block 4, a small seating area is designated along the trail. It simply gives the users of the trail a place to rest and gather with friends.

A large open space is designated in Block 10 for unprogrammed activities. Approximately 34,000 square feet of open space allows for activities such as kite flying, tag or other activities. A couple of benches are placed in this open area for parents or trail users to rest and enjoy the park system. All of the park areas are complimented by planting of shade and evergreen trees. The shade trees are placed for heat relief and the evergreens are placed for screening and winter interest. Other than the traffic circle and entry sign, no formal shrub beds are anticipated within this park system.

Much of the remainder of the developed park land is located within the 20' wide corridors on the back sides of the lots. When the trails are constructed, special attention should be considered to ensure proper drainage of the trail corridor and minimize conflicts with constructed fences on the back side of the lots.

## Park Details

Although site-specific design development drawings have not been developed, the following are some examples of project elements that should be evaluated when implementing this master plan.

### Shade Trees

Trees to be used in this subdivision should be able to withstand winds and provide long-term investment of the plant material. Shade trees are usually measured by their caliper and come in either balled and burlapped (B&B) or container root systems. The minimum recommended size for the shade trees is 1-1/2", although 2" is desired. These sizes are the most readily available and are less susceptible to vandalism and provide a more mature tree. Quaking Aspen are typically not considered a true shade tree, but would serve well in the central park are the play lot. However, it should not be used as a primary tree throughout the rest of the park system.

#### Recommended Varieties:

|                                         |                                                  |
|-----------------------------------------|--------------------------------------------------|
| <i>Acer rubrum</i> 'Northwood'          | Northwood Maple (use minimally)                  |
| <i>Fraxinus mandshurica</i> 'Mancana'   | Mancana Ash                                      |
| <i>Fraxinus nigra</i> 'Fallgold'        | Fallgold Ash                                     |
| <i>Fraxinus pennsylvanica</i> 'Patmore' | Patmore Green Ash                                |
| <i>Gleditsia triacanthos</i> 'Skycole'  | Skyline Honeylocust                              |
| <i>Populus tremuloides</i>              | Quaking Aspen (use only for accent in play area) |
| <i>Quercus macrocarpa</i>               | Bur Oak                                          |
| <i>Tilia americana</i>                  | American Linden                                  |
| <i>Tilia cordata</i>                    | Littleleaf Linden                                |

### Evergreen Trees

Evergreen trees are usually measured by their height and typically come with B&B root systems. The placement of these trees in park system is for screening and winter interest. The minimum recommended size for evergreen trees is 4', although 5'-6' height is recommended.

#### Recommended Varieties:

|                                     |                      |
|-------------------------------------|----------------------|
| <i>Picea pungens</i> 'Glauca'       | Colorado Blue Spruce |
| <i>Picea glauca</i> 'densata'       | Black Hills Spruce   |
| <i>Pinus nigra</i>                  | Austrian Pine        |
| <i>Juniperus scopulorum</i> 'Welch' | Welch Juniper        |

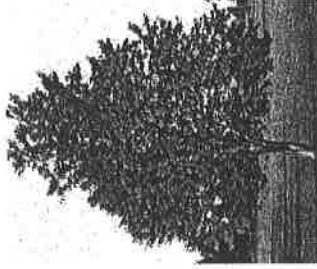
### Ornamental Trees

Ornamental trees can be measured either by caliper or height and come with B&B or container root systems. Ornamental trees are primarily used in this park to define points of entry into the trail system. The recommended minimum sizes are 1-1/2" caliper or 5' height in a 15 gallon container. Single stem specimens are desired and recommended. Varieties marked with an asterisk (\*) are fruitless varieties and are recommended when planted next to the trails.

Recommended Varieties:

*Acer tataricum*  
*Malus 'Spring Snow'*  
*Prunus maackii*  
*Prunus virginiana 'Canada Red'*  
*Pyrus ussuriensis 'Mordak'*  
*Sorbus decora*

Tatarian Maple\*  
Spring Snow Crabapple\*  
Amur Chokecherry\*  
Canada Red Chokecherry  
Prairie Gem Ussurian Pear\*  
Showy Mountain Ash



Lawn Areas

There are irrigated and non-irrigated areas of park land within the subdivision. It is essential that reclamation of any existing natural areas are repaired quickly to mediate the infestation of noxious weeds. The irrigated lawn seed mix shall have low-water plant species, due to the fact that the irrigation water is fed by City lines. The native lawn mix should incorporate desirable species that allow for both clump and rhizome species development.

Recommended Irrigated Lawn Mix, proportioned by weight as follows:

30 percent Kentucky Bluegrass  
30 percent Canada Bluegrass  
25 percent Perennial Ryegrass  
15 percent Creeping Fescue

Recommended Native Lawn Mix, proportioned by weight as follows:

40 percent Ephraim Crested Wheatgrass  
30 percent Perennial Ryegrass  
20 percent Canada Bluegrass  
10 percent Sheep Fescue

Play Lot

The play lot will be surrounded by a thickened edge concrete to provide ADA accessibility and provide an edge for the playground surfacing. The equipment chosen will accommodate a 3-7 year-old age group and will comply with the latest safety certifications. The surfacing will either be the Park's standard pea gravel or engineered bark mulch.

Picnic Shelter

The picnic shelter, which will be installed by the neighborhood when appropriate, is estimated to be a simple 16'x16' shelter with a concrete pad. The orientation should be such to cast shade onto the picnic area. Even though it is not scheduled to be installed for some time, the Figure 1 shows an example of the intent of the master plan.

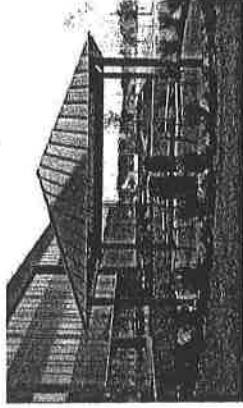


Figure 1

Asphalt Trail

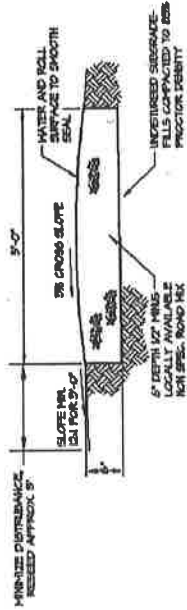
The main component to this park system is the trails. The width of the trail will be 8' wide. The typical cross-section of the trail is a 6" of base material with 3" of asphalt material. Depending on the soil types of the area, this section may need to be modified. In designing the layout of the trail systems, a 2' minimum clearance from the private lots to the edge of



the trail is required. Drainage in the trail corridor will need to be closely evaluated to minimize long-term maintenance needs.

**Gravel Trail**

Native park areas in the northeast corner of the park are not conducive to providing asphalt trails. It is proposed that a gravel trail is placed through these sensitive areas. The cross section is comprised of a 5' wide gravel path that is 4"-6" deep. It should be 1/2" minus gravel with a 20% clay binder. The trail should have a crown to provide adequate drainage off the trail to avoid soft spots. The trail should be rolled and compacted to 85% density.



**Site Furniture**

Selection of site furniture should be done in a consistent theme or style. The materials should be able to withstand normal park use. Because Ironwood is a premier subdivision, it is recommended that benches are a minimum of 5' in length and are powder-coated metal versus any plastic or wood materials. Figure 2 is an example of the type of bench desired.

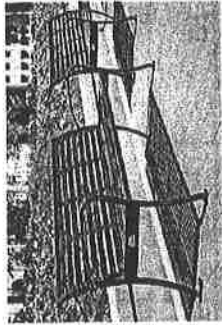


Figure 2

**Fitness Equipment**

As a part of the trail system, the developers have indicated a desire to include fitness equipment. The intent is to incorporate both indoor (through The Club) and outdoor fitness themes into the subdivision. The addition of the fitness equipment is not a required improvement of the park land; the developers feel that it is important to include this component into the master plan for future consideration. Figure 3 indicates some potential equipment stations for consideration. It should be noted that the fitness equipment would be placed throughout the trail system and not intended to be consolidated in one location.

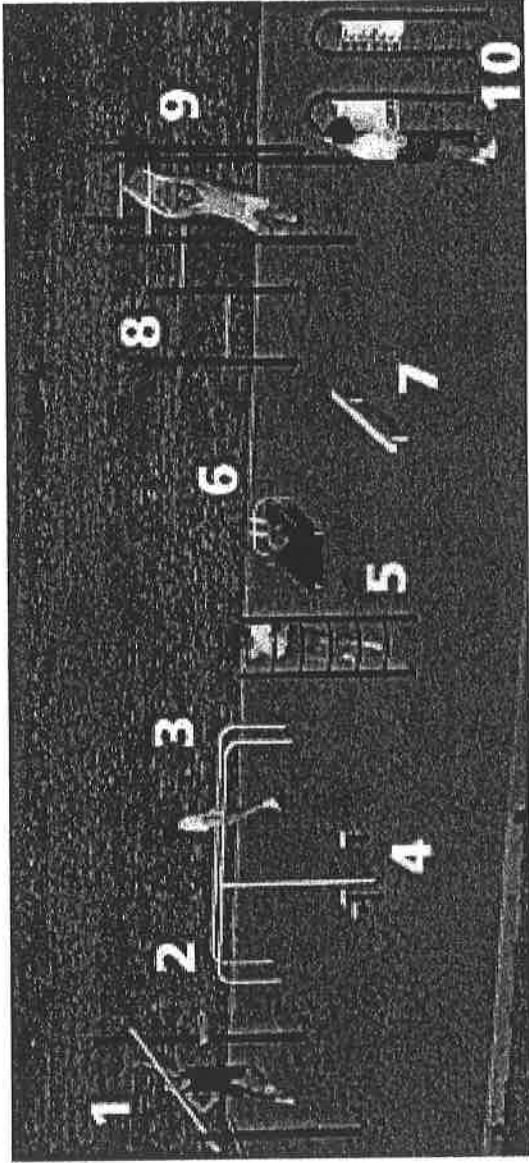


Figure 3

MASTER PLAN COST ESTIMATE

Project: Ironwood Parks Master Plan  
Phase: Master Plan Summary  
Date: April 1, 2004  
Prepared By: Peaks to Plains Design

| DESCRIPTION                                                                     | TOTAL ACRES | TOTAL COST   | PERCENT OF TOTAL |
|---------------------------------------------------------------------------------|-------------|--------------|------------------|
| 1ST FILING                                                                      | 14.69       | \$ 235,098   | 23%              |
| 2ND FILING                                                                      | 8.82        | \$ 357,866   | 36%              |
| FUTURE FILINGS                                                                  | 24.21*      | \$ 414,153   | 41%              |
| TOTAL ALL PHASES                                                                |             | \$ 1,007,117 | 100%             |
| COST PER ACRE OF DEVELOPED PARKLAND                                             |             | \$ 65,954    |                  |
| (47.21* TOTAL ACRES PROVIDED) (15.27 ACRES DEVELOPED) (31.94 ACRES UNDEVELOPED) |             |              |                  |
| (13.51* ACRES PARKLAND REQUIRED)                                                |             |              |                  |

| ITEM                        | DESCRIPTION                            | COST TOTAL | % OF COST | QUANTITY TOTAL |
|-----------------------------|----------------------------------------|------------|-----------|----------------|
| Asphalt Trail               | 8' Wide, 3" top, 6" base               | \$ 194,351 | 19%       | 18,096 LF      |
| Benches                     | 5' Length, Powder Coat                 | \$ 6,400   | 1%        | 8 EA           |
| Deciduous & Evergreen Shrub | 5 Gallon Container                     | \$ 3,050   | 0%        | 61 EA          |
| Earthwork                   | Berms & Grading                        | \$ 2,732   | 0%        | 342 CY         |
| Evergreen Tree              | 5'-6' Ht., B&B, Park Grade             | \$ 11,750  | 1%        | 47 EA          |
| Irrigation P.O.C.           | System Development Fees                | \$ 22,608  | 2%        | 1 LS           |
| Irrigation P.O.C.           | Backflow, Flow Sensor, Enclosure, etc. | \$ 9,000   | 1%        | 3 EA           |
| Irrigation System           | Rotors, Valves, Pipe, etc.             | \$ 261,848 | 26%       | 748,137 SF     |
| Irrigation System           | Drip Lines, Valves, Pipe, etc.         | \$ 850     | 0%        | 1 LS           |
| Native Lawn                 | Drill and/or Hydroseeded               | \$ 16,515  | 2%        | 150,134 SF     |
| Ornamental Tree             | 1-1/2" Caliper, B&B                    | \$ 15,050  | 1%        | 86 EA          |
| Picnic Shelter              | 16'x16' Shelter                        | \$ 10,685  | 1%        | 1 EA           |
| Playground Equipment        | Tot-Lot; 3-7 yr. old age group         | \$ 12,500  | 1%        | 1 EA           |
| Playground Edge             | Thickened Edge Concrete                | \$ 1,133   | 0%        | 151 LF         |
| Playground Surfacing        | Sand or Bark 12" Depth                 | \$ 1,564   | 0%        | 46 CY          |
| Rock Mulch & Weed Fabric    | For Traffic Circle                     | \$ 2,570   | 0%        | 1 LS           |
| Shade Tree                  | 1-1/2" Caliper, B&B                    | \$ 32,750  | 3%        | 131 EA         |
| Turf-type Lawn              | Drill and/or Hydroseeded               | \$ 74,814  | 7%        | 748,137 SF     |
| Gravel Trails               | 5' Wide Gravel Trail in Native Area    | \$ 5,435   | 1%        | 1,934 LF       |
| Fitness Equipment           | Along Trail                            | \$ 7,500   | 1%        | 1 LS           |
| Shade Structure             | On Rimtop                              | \$ 7,500   | 1%        | 1 LS           |
| Mobilization and Insurance  |                                        | \$ 70,060  | 7%        |                |
| Contingency                 |                                        | \$ 105,090 | 10%       |                |
| Professional Fees           |                                        | \$ 131,363 | 13%       |                |

\*Estimated acreage based upon subdivision master plan, actual final dedications may vary.



MASTER PLAN COST ESTIMATE

Project: Ironwood Parks Master Plan  
Phase: 1st Filing  
Date: April 1, 2004  
Prepared By: Peaks to Plains Design

| ITEM                        | DESCRIPTION                                             | QTY     | UNIT | UNIT COST    | TOTAL         |
|-----------------------------|---------------------------------------------------------|---------|------|--------------|---------------|
| Asphalt Trail               | 8' Wide, 3" top, 6" base                                | 4,094   | LF   | \$ 10.74     | \$ 43,970     |
| Benches                     | 5' Length, Powder Coat                                  | 1       | EA   | \$ 800.00    | \$ 800        |
| Deciduous & Evergreen Shrub | 5 Gallon Container - traffic circle                     | 61      | EA   | \$ 50.00     | \$ 3,050      |
| Earthwork                   | Berms & Grading                                         | 130     | CY   | \$ 8.00      | \$ 1,040      |
| Evergreen Tree              | 5'-6' Ht., B&B, Park Grade                              | 12      | EA   | \$ 250.00    | \$ 3,000      |
| System Development Fees     | Irrigation (1", 2")                                     | 1       | LS   | \$ 12,831.52 | \$ 12,832     |
|                             | Backflow, Flow Sensor, Enclosure, etc.                  | 2       | EA   | \$ 3,000.00  | \$ 6,000      |
| Irrigation P.O.C.           |                                                         |         |      |              |               |
| Irrigation System           | Rotors, Valves, Pipe, etc.                              | 149,407 | SF   | \$ 0.35      | \$ 52,292     |
|                             | Drip Lines, Valves, Pipe, etc. (Traffic Circle & Entry) | 1       | LS   | \$ 850.00    | \$ 850        |
| Irrigation System           | Drill and/or Hydroseeded                                | 34,111  | SF   | \$ 0.11      | \$ 3,752      |
| Native Lawn                 | 1-1/2" Caliper, B&B                                     | 20      | EA   | \$ 175.00    | \$ 3,500      |
| Ornamental Tree             | For Traffic Circle                                      | 31      | CY   | \$ 65.00     | \$ 2,015      |
| Rock Mulch                  | 1-1/2" Caliper, B&B                                     | 52      | EA   | \$ 250.00    | \$ 13,000     |
| Shade Tree                  | Drill and/or Hydroseeded                                | 149,407 | SF   | \$ 0.10      | \$ 14,941     |
| Turf-type Lawn              | Typar 3301 - For Traffic Circle                         | 370     | SY   | \$ 1.50      | \$ 555        |
| Weed Barrier Fabric         | 5' Wide Gravel Trail in Native                          | 694     | LF   | \$ 2.81      | \$ 1,950      |
| Gravel Trail                |                                                         |         |      |              |               |
| SUBTOTAL                    |                                                         |         |      |              | \$ 163,547    |
| Mobilization & Insurance    |                                                         |         |      |              | 10% \$ 16,355 |
| CONTINGENCY                 |                                                         |         |      |              | 15% \$ 24,532 |
| PROFESSIONAL FEES           |                                                         |         |      |              | 15% \$ 30,665 |
| TOTAL 1ST FILING            |                                                         |         |      |              | \$ 235,098    |

MASTER PLAN COST ESTIMATE

Project: Ironwood Parks Master Plan  
Phase: 2nd Filing  
Date: April 1, 2004  
Prepared By: Peaks to Plains Design

| ITEM                     | DESCRIPTION                            | QTY     | UNIT | UNIT COST    | TOTAL      |
|--------------------------|----------------------------------------|---------|------|--------------|------------|
| Asphalt Trail            | 8' Wide, 3" top, 6" base               | 7,519   | LF   | \$ 10.74     | \$ 80,754  |
| Benches                  | 5' Length, Powder Coat                 | 2       | EA   | \$ 800.00    | \$ 1,600   |
| Earthwork                | Berms & Grading                        | 96      | CY   | \$ 8.00      | \$ 764     |
| Evergreen Tree           | 5'-6' Ht., B&B, Park Grade             | 12      | EA   | \$ 250.00    | \$ 3,000   |
| System Development Fees  | Irrigation (2")                        | 1       | LS   | \$ 9,776.00  | \$ 9,776   |
|                          | Backflow, Flow Sensor, Enclosure, etc. | 1       | EA   | \$ 3,000.00  | \$ 3,000   |
| Irrigation P.O.C.        |                                        |         | SF   | \$ 0.35      | \$ 94,923  |
| Irrigation System        | Rotors, Valves, Pipe, etc.             | 271,208 | SF   | \$ 0.11      | \$ 10,013  |
| Native Lawn              | Drill and/or Hydroseeded               | 91,023  | SF   | \$ 175.00    | \$ 7,000   |
| Ornamental Tree          | 1-1/2" Caliper, B&B                    | 40      | EA   | \$ 10,685.00 | \$ -       |
| Picnic Shelter           | 16'x16' Shelter                        |         | EA   | \$ 250.00    | \$ 11,000  |
| Shade Tree               | 1-1/2" Caliper, B&B                    | 44      | EA   | \$ 0.10      | \$ 27,121  |
| Turf-type Lawn           | Drill and/or Hydroseeded               | 271,208 | SF   |              | \$ -       |
| SUBTOTAL                 |                                        |         |      |              | \$ 248,950 |
| Mobilization & Insurance |                                        |         |      | 10%          | \$ 24,895  |
| CONTINGENCY              |                                        |         |      | 15%          | \$ 37,343  |
| PROFESSIONAL FEES        |                                        |         |      | 15%          | \$ 46,678  |
| TOTAL 2ND FILING         |                                        |         |      |              | \$ 357,866 |

MASTER PLAN COST ESTIMATE

Project: Ironwood Parks Master Plan  
Phase: 2nd Filing  
Date: April 1, 2004  
Prepared By: Peaks to Plains Design

| ITEM                     | DESCRIPTION                            | QTY     | UNIT | UNIT COST    | TOTAL         |
|--------------------------|----------------------------------------|---------|------|--------------|---------------|
| Asphalt Trail            | 8' Wide, 3" top, 6" base               | 6,483   | LF   | \$ 10.74     | \$ 69,627     |
| Benches                  | 5' Length, Powder Coat                 | 5       | EA   | \$ 800.00    | \$ 4,000      |
| Earthwork                | Bernms & Grading                       | 116     | CY   | \$ 8.00      | \$ 928        |
| Evergreen Tree           | 5'-6' Ht., B&B, Park Grade             | 23      | EA   | \$ 250.00    | \$ 5,750      |
| System Development       |                                        |         |      |              |               |
| Fees                     | Irrigation Connect to Existing         | 0       | LS   | \$ 9,776.00  | \$ -          |
|                          | Backflow, Flow Sensor, Enclosure, etc. | 0       | EA   | \$ 3,000.00  | \$ -          |
| Irrigation P.O.C.        |                                        |         |      |              |               |
| Irrigation System        | Rotors, Valves, Pipe, etc.             | 327,522 | SF   | \$ 0.35      | \$ 114,633    |
| Native Lawn              | Drill and/or Hydroseeded               | 25,000  | SF   | \$ 0.11      | \$ 2,750      |
| Ornamental Tree          | 1-1/2" Caliper, B&B                    | 26      | EA   | \$ 175.00    | \$ 4,550      |
| Picnic Shelter           | 16'x16' Shelter                        | 1       | EA   | \$ 10,685.00 | \$ 10,685     |
| Playground Equipment     | Tot-Lot, 3-7 yr. old age group         | 1       | LS   | \$ 12,500.00 | \$ 12,500     |
| Playground Edge          | Thickened Edge Concrete                | 151     | LF   | \$ 7.50      | \$ 1,133      |
| Playground Surfacing     | Sand or Bark 12" Depth                 | 46      | CY   | \$ 34.00     | \$ 1,564      |
| Shade Tree               | 1-1/2" Caliper, B&B                    | 35      | EA   | \$ 250.00    | \$ 8,750      |
| Turf-type Lawn           | Drill and/or Hydroseeded               | 327,522 | SF   | \$ 0.10      | \$ 32,752     |
| Fitness Equipment        | Along Trail                            | 1       | LS   | \$ 7,500.00  | \$ 7,500      |
| Gravel Trail             | Area                                   | 1240    | LF   | \$ 2.81      | \$ 3,484      |
| Shade Structure          | On Rimtop                              | 1       | EA   | \$ 7,500.00  | \$ 7,500      |
| SUBTOTAL                 |                                        |         |      |              | \$ 288,106    |
| Mobilization & Insurance |                                        |         |      |              | 10% \$ 28,811 |
| CONTINGENCY              |                                        |         |      |              | 15% \$ 43,216 |
| PROFESSIONAL FEES        |                                        |         |      |              | 15% \$ 54,020 |
| TOTAL FUTURE FILINGS     |                                        |         |      |              | \$ 414,153    |

# PARK SYSTEM MASTER PLAN

APRIL 2004

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