

COR TWO Development Fees

Parcel	Lot Size (Sect. 2)	Connections	Lights	Park Dedication	Trail Development	Sanitary Sewer Trunk	Water Trunk	Sanitary Sewer Lateral	Water Lateral	Stormwater Management	Street Lights	Street Light O & M	Total
Lot 1* (increased area)	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
Lot 2* (increased area)	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
Lot 3	1.51	1	4	\$ 7,154	\$ 1,646	\$ 5,774	\$ 12,589	\$ 3,847	\$ 8,777	\$ 6,742	\$ 10,400	\$ 1,176	\$58,112
Lot 4	1.14	1	4	\$ 5,401	\$ 1,243	\$ 4,359	\$ 9,504	\$ 3,847	\$ 8,777	\$ 5,090	\$ 10,400	\$ 1,176	\$49,804
Lot 5	1.31	1	4	\$ 6,207	\$ 1,428	\$ 5,009	\$ 10,921	\$ 3,847	\$ 8,777	\$ 5,849	\$ 10,400	\$ 1,176	\$53,621

*Based on net increase of developable area.

3.96 Totals \$ 18,762 \$ 4,316 \$ 15,143 \$ 33,015 \$ 11,541 \$ 26,331 \$ 17,681 \$ 31,200 \$ 3,528 \$ 161,537

**NET BUILDABLE AREA CALCULATIONS
(IN ACRES)**

Section 1

<u>Net Lot Size INCREASE Lots 1 & 2</u>	Existing Lot Size	Proposed Lot Size	Net Increase
Lot 1	0.47	1.09	0.62
Lot 2	8.92	9.59	0.67
Lot 3	0	1.51	1.51
Lot 4	0	1.14	1.14
Lot 5	0	1.31	1.31

Section 2

<u>ROW Vacation</u>	Credit	Final Lot Size
Lot 1		
Lot 2		
Lot 3		
Lot 4		
Lot 5		

Current Development Fee Rates

Park Dedication Fee	\$4,738	per acre
Trail Development Fee	\$1,090	per acre
Sanitary Sewer Trunk Fee	\$3,824	per acre
Water Trunk Fee	\$8,337	per acre
Sanitary Sewer Lateral Fee	\$3,847	per connection
Water Lateral Fee	\$8,777	per connection
Stormwater Management Fee	\$4,465	per acre
Street Lights	\$2,600	per light
Street Lights Operation and Maintenance	\$294	per light