

COR TWO Development Fees

DEVELOPMENT FEE CALCULATIONS - COR TWO			
<u>Parcel</u>	<u>Lot Size (Sect. 2)</u>	<u>Connections</u>	<u>Lights</u>
Lot 1* (increased area)	0	0	0
Lot 2* (increased area)	0	0	0
Lot 3	1.38	1	4
Lot 4	1.36	1	4
Lot 5	1.23	1	4
*Based on net increase of developable area.		3.97	Totals

NET BUILDABLE AREA CALCULATIONS chr (IN ACRES)			
Section 1			
<u>Net Lot Size INCREASE Lots 1 &amp; 2</u>	<u>Existing Lot Size</u>	<u>Proposed Lot Size</u>	<u>Net Increase</u>
Lot 1	0.47	1.09	0.62
Lot 2	8.92	9.59	0.67
Lot 3	0	1.38	1.38
Lot 4	0	1.36	1.36
Lot 5	0	1.23	1.23

<u>Current Development Fee Rates</u>	
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

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<u>Park Dedication</u>	<u>Trail Development</u>	<u>Sanitary Sewer Trunk</u>	<u>Water Trunk</u>	<u>Sanitary Sewer Lateral</u>	<u>Water Lateral</u>	<u>Stormwater Management</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 6,538	\$ 1,504	\$ 5,277	\$ 11,505	\$ -	\$ -	\$ 6,162
\$ 6,444	\$ 1,482	\$ 5,201	\$ 11,338	\$ -	\$ -	\$ 6,072
\$ 5,828	\$ 1,341	\$ 4,704	\$ 10,255	\$ -	\$ -	\$ 5,492
\$ 18,810	\$ 4,327	\$ 15,181	\$ 33,098	\$ -	\$ -	\$ 17,726

Section 2

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

Engineers Estimate of Construction Cost

Sewer and Water Laterals - Does not include costs for Lot 3

Sanitary Sewer           \$23,600

Watermain                 \$33,612

Costs EXCEED total Lateral Fees

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<u>Street Lights</u>	<u>Street Light O &amp; M</u>	<u>Total</u>
\$ -	\$ -	\$0
\$ -	\$ -	\$0
\$ 10,400	\$ 1,176	\$42,569
\$ 10,400	\$ 1,176	\$42,120
\$ 10,400	\$ 1,176	\$39,201
\$ 31,200	\$ 3,528	\$ 123,889