

Cold Spring Ranch Area Plan
Proposed Water Capital Improvements
vs.
Projected Impact Fee Income

Capital Improvements - Culinary

Item	Quantity	Units	Cost / Unit	Item Cost
Water Tank #1 Contribution & Transmission	560,200	gal	\$ 1.00	\$ 560,200
Offsite 8" Culinary line (Project size is 6")	3,860	lf.	\$ 5.00	\$ 19,300
Total Estimated Improvements				\$ 579,500

Capital Improvements - PI

Item	Quantity	Units	Cost / Unit	Item Cost
PI Reservoir ⁷ (7.96 ac-ft required; 2 ac-ft are provided in Cold Spring Pond)	5.96	ac-ft	\$ 130,000	\$ 774,800
Re-equip Existing Well w/submersible pump	1	ls	\$ 50,000	\$ 50,000
Booster Pump with VFD (at Cold Spring Pond)	1	ls	\$ 150,000	\$ 150,000
Offsite 30" PI line (Transmission)	2,437	lf.	\$ 80.00	\$ 194,960
Offsite 24" PI line (Transmission)	3,886	lf.	\$ 65.00	\$ 252,590
Offsite 20" PI line (Project size is 10")	1,618	lf.	\$ 27.00	\$ 43,686
Offsite 16" PI line (Project size is 10")	2,779	lf.	\$ 19.00	\$ 52,801
Offsite 12" PI line (Project size is 10")	4,171	lf.	\$ 8.00	\$ 33,368
Regional Facilities	1	ls	\$ 172,345	\$ 172,345
Total Estimated Improvements				\$ 1,724,550

Total Water Capital Improvements **\$ 2,304,050**

Impact Fee Generation - Culinary/PI Combined

Land Use	#ERU	Acreage	Impact Fee	Total
Commercial				
Culinary	150		\$ 1,200	\$ 180,000
PI		5.15	\$ 6,703	\$ 34,514
Residential				
LD - Culinary	69		\$ 1,200	\$ 82,800
MD - Culinary	355		\$ 1,200	\$ 426,000
HD - Culinary	438		\$ 1,200	\$ 525,600
VHD - Culinary	276		\$ 1,200	\$ 331,200
LD - PI	69		\$ 1,068	\$ 73,658
MD - PI	355		\$ 1,068	\$ 378,963
HD - PI		46.07	\$ 4,270	\$ 196,719
VHD - PI		17.47	\$ 4,270	\$ 74,597
Total Estimated Impact Fees				\$ 2,304,050

NET: **\$ (0)**

Notes:

- Facilities to be constructed by developer with reimbursement either through impact fee certificates that can only be used on the Cold Spring Ranch Development or cash reimbursement.
- Commercial culinary impact fee assumes a 3/4" meter
- The developer will dedicate property without costs to the city for the onsite reservoir, well, and booster pump.
- For PI use, the estimated acreage of the commercial area is assumed to be 10% of the total commercial area.
- For PI use, all single family units (LD & MD) are assumed to be no greater than 0.25 acres in area. Impact fee for LD & MD units is \$4,270 divided by 4 to comply with the 0.25 acre minimum requirement.
- All pipes with a diameter of 16" and over shall be ductile iron.
- Approximately 2 acre feet of PI storage is assumed to be provided in Cold Spring Pond.
- Up to 130 ERU's may be allowed for construction with the initial 12" offsite connection to the culinary water system.
- Approval of more than 130 ERU's will require an 8" offsite connection to the culinary water system.
- Up to 400 ERU's may be allowed for construction with the initial 16" offsite connection to the pressurized irrigation system and the completion of the 2 ac-ft irrigation reservoir.
- Approval of more than 400 ERU's will require a 12" offsite connection to the pressurized irrigation system as well as payment of the remainder of the culinary and PI impact fees for the construction of the offsite PI storage.

Cold Spring Ranch Area Plan

Proposed Parks Capital Improvements

vs.

Projected Impact Fee Income

Capital Improvements

Item	Quantity	Units	Cost / Unit	Item Cost
Park #1				
Parking lot/curbing	1	ls	\$ 100,000	\$ 100,000
Parking lot lighting	9	ea	\$ 4,000	\$ 36,000
10' Trail w/roadbase ⁸	4,035	lf	\$ 18.50	\$ 74,648
Boardwalk	376	lf	\$ 75.00	\$ 28,200
Landscaping / Irrigation/Playground/Benches/Restroom/Pavillion	480,002	sf	\$ 4.50	\$ 2,160,009
Park #2				
10' Trail w/roadbase ⁸	2,034	lf	\$ 18.50	\$ 37,629
Benches	10	ea	\$ 200.00	\$ 2,000
Landscaping near trail (5' width on each side)	18,560	sf	\$ 1.75	\$ 32,480
Park #3				
10' Trail w/roadbase ⁸	1,974	lf	\$ 18.50	\$ 36,519
Landscaping / Irrigation (Various small landscaped areas along trail)	18,372	sf	\$ 3.00	\$ 55,116
Gazebo/Dock	1	ls	\$ 40,000	\$ 40,000
Detention Pond excavation and grading	1	ls	\$ 30,000	\$ 30,000
River Access	1	ls	\$ 15,000	\$ 15,000
Total Estimated Improvements			\$	2,647,601

Impact Fee Generation

Land Use	ERU's	Impact Fee	Item Cost
Residential			
LD	69	\$ 2,600	\$ 179,400
MD	355	\$ 2,600	\$ 923,000
HD	438	\$ 2,170	\$ 950,460
VHD	276	\$ 2,170	\$ 598,920
Total Estimated Impact Fees		\$	2,651,780
NET:		\$	4,180

Notes:

- Facilities to be constructed by developer with reimbursement either through impact fee certificates that can only be used on the Cold Spring Ranch Development or cash reimbursement.
- The developer will dedicate property without costs to the city for the parks or open space.
- Landscaping includes grass, sprinklers, and allowance for trees/shrubs.
- Park #3 is assumed to be the open space along the river bank **west** of the power corridor and is to be completed and dedicated before 500 ERU's are permitted (building permits issued). Park #3 is also to include the pedestrian bridge. The bridge is not part of the fiscal analysis as it is to be constructed by developer for an additional 12 unit density bonus.
- Park #2 is assumed to be the power corridor and is to be completed and dedicated before 900 ERU's are permitted (building permits issued).
- Park #1 is assumed to be the open space along the river bank **east** of the power corridor and is to be completed and dedicated before 1100 ERU's are permitted (building permits issued).
- All trails shown in this estimate are considered capital improvements. Other trails that are found within the right-of-ways are to be constructed and paid for by the developer.
- Includes all trails within that specific park. Refer to the Fencing/Open Space Plan in the Area Plan for the locations of all trails.
- The above amenities are conceptual and may be adjusted at the city's discretion during final design.

Cold Spring Ranch Area Plan

Proposed Power Capital Improvements

vs.

Projected Impact Fee Income

Capital Improvements

Item	Quantity	Units	Cost / Unit	Item Cost
Participation in New Sub-Station(s)/Sub-station property value	1	Is	\$ 1,855,584	\$ 1,855,584
Total Estimated Improvements			\$	1,855,584

Impact Fee Generation

Land Use	Units	Approx. KVA	Impact Fee per Unit or KVA	Total
Commercial				
All Uses	51.49 ac	2160	\$ 52	\$ 113,132
Residential				
LD	69 units	552	\$ 1,816	\$ 125,304
MD	355 units	2840	\$ 1,816	\$ 644,680
HD	438 units	2628	\$ 1,362	\$ 596,556
VHD	276 units	1656	\$ 1,362	\$ 375,912
Total Estimated Impact Fees			\$	1,855,584
NET:			\$	0

Notes:

1. Single family panel size assumed to be 200 A
2. Multi family panel size assumed to be 125 A
3. Since number of buildings and panel size is unknown, an average panel size and average cost per KVA based on Lehi City Power impact fee table was used to determine estimated impact fee for commercial areas.
4. KVA of Commercial area was found from the equation $kW = (kVA) * (\text{Power Factor})$. Power Factor is assumed to be 60% and kW is assumed to be 3,600 kW per the Cold Spring Ranch Power master plan.

Cold Spring Ranch Area Plan

Proposed Roads Capital Improvements

vs.

Projected Impact Fee Income

Capital Improvements

Item	Quantity	Units	Cost / Unit	Item Cost
2' Asphalt Upsize (38' to 40') - Various Roads within Cold Spring	10,758	sf	\$ 2.70	\$ 29,047
2' ROW Upsize (60' to 62') - Various Roads within Cold Spring	0.25	ac	\$ 140,000	\$ 34,576
10' Asphalt Upsize (38' to 48') - A portion of Cold Spring Drive	18,130	sf	\$ 2.70	\$ 48,951
1' ROW Upsize (60' to 61') - A portion of Cold Spring Drive	0.04	ac	\$ 140,000	\$ 5,827
10' Asphalt Upsize (38' to 48') - The portion of Cold Spring Drive closest to Redwood Road	9,310	sf	\$ 2.70	\$ 25,137
16' ROW Upsize (60' to 76') - The portion of Cold Spring Drive closest to Redwood Road	0.34	ac	\$ 140,000	\$ 47,875
42' Asphalt Upsize (38' to 80') - 3600 West	119,574	sf	\$ 2.70	\$ 322,850
33' ROW Upsize (60' to 93') - 3600 West	2.16	ac	\$ 140,000	\$ 301,955
Deceleration and Acceleration Lanes on Redwood Road (12' wide for 2170' along frontage)	26,040	sf	\$ 5.50	\$ 143,220
Traffic Signal (intersection of 3600 West and Cold Spring Drive) - If necessary	1	ea	\$ 200,000	\$ 200,000
Regional Facilities	1	ls	\$ 179,021	\$ 179,021
Total Estimated Improvements				\$ 1,338,458

Impact Fee Generation

Land Use	Building Area (SF)	ERU's	Impact Fee per Unit/SF	
Commercial				
All uses	386,175		\$ 0.88	\$ 339,834
Residential				
LD		69	\$ 1,163	\$ 80,247
MD		355	\$ 1,163	\$ 412,865
HD		438	\$ 708	\$ 310,104
VHD		276	\$ 708	\$ 195,408
Total Estimated Impact Fees				\$ 1,338,458
NET:				\$ 0

Notes:

- Road Upsize costs assume any asphalt width beyond 38' and any ROW width beyond 60' is a capital improvement.
- Any trails found within the right of way are to be constructed and paid for by the developer.
- Commercial building area is assumed to be 7,500 square feet per acre.
- Facilities to be constructed by developer with reimbursement either through impact fee certificates that can only be used on the Cold Spring Ranch Development or cash reimbursement.
- Impact fee cost assumes all commercial building space is specialty retail per Lehi City's traffic impact fee analysis.

Cold Spring Ranch Area Plan

Proposed Sewer Capital Improvements

vs.

Projected Impact Fee Income

Capital Improvements

Item	Quantity	Units	Cost / Unit	Item Cost
10" Sewer main (Project Size is 8")	567	lf	\$ 6.00	\$ 3,402
15" Sewer main (Project Size is 8")	266	lf	\$ 16.00	\$ 4,256
18" Sewer main (Project Size is 8")	1241	lf	\$ 21.00	\$ 26,061
18" Sewer main (Project Size is 10")	582	lf	\$ 15.00	\$ 8,730
24" Sewer main (Project Size is 12")	1921	ls	\$ 15.00	\$ 28,815
Upsize of Jordan Willows lift station ³	1	ls	\$ 271,216	\$ 271,216
River crossing cost	1	ls	\$ 250,000	\$ 250,000
Total Estimated Improvements			\$	592,480

Impact Fee Generation

Land Use	#ERU	Impact Fee	Total
Commercial			
All uses	150	\$ 460	\$ 69,000
Residential			
LD	69	\$ 460	\$ 31,740
MD	355	\$ 460	\$ 163,300
HD	438	\$ 460	\$ 201,480
VHD	276	\$ 460	\$ 126,960
Total Estimated Impact Fees		\$	592,480
NET:		\$	-

Notes:

1. Facilities to be constructed by developer with reimbursement either through impact fee certificates that can only be used on the Cold Spring Ranch Development or cash reimbursement.
2. Non-residential sewer impact fee assumes a 3/4" meter
3. Funds from Regional Facilities to be allocated to upsize the Jordan Willows lift station when necessary.

Cold Spring Ranch Area Plan
Proposed Storm Drain Capital Improvements
vs.
Projected Impact Fee Income

Capital Improvements

Item	Quantity	Units	Cost / Unit	Item Cost
36" RCP Trunkline	192	lf \$	65.00 \$	12,480
30" RCP Trunkline	2308	lf \$	53.00 \$	122,324
24" RCP Trunkline	2375	lf \$	48.00 \$	114,000
Regional Facilities	1	ls \$	58,649.00 \$	58,649
Total Estimated Improvements			\$	307,453

Impact Fee Generation

Land Use	Area (ac)	ERU's	Impact Fee	Total
Commercial				
All Uses	51.49		\$ 1,391 \$	71,623
Residential				
LD		69	\$ 348 \$	23,995
MD		355	\$ 348 \$	123,451
HD	46.07		\$ 1,391 \$	64,083
VHD	17.47		\$ 1,391 \$	24,300.77
Total Estimated Impact Fees			\$	307,453
NET:			\$	(0)

Notes:

1. All single family units (LD & MD) are assumed to be no greater than 0.25 acres in area. Impact fee for LD & MD units is \$1,391 divided by 4 to comply with the 0.25 acre minimum requirement.
2. Facilities to be constructed by developer with reimbursement either through impact fee certificates that can only be used on the Cold Spring Ranch Development or cash reimbursement.
3. Capital improvements are only the trunklines located within and east of 3600 West.