

Attachment C

FEE CATEGORY	PROJECT COSTS BY CATEGORY AND TAP SIZE					
	RIVERWALK NORTH	RIVERWALK SOUTH	SITE DEVELOPMENT FEES	RIVERWALK NORTH	RIVERWALK SOUTH	SITE DEVELOPMENT FEES
	2"	2"	N/A	3"	3"	N/A
BUILDING PERMIT FEE	\$ 49,274	\$ 49,586	\$ -	\$ 49,274	\$ 49,586	\$ -
PLAN CHECK	\$ 32,028	\$ 32,231	\$ -	\$ 32,028	\$ 32,231	\$ -
ADMIN COST RECOVERY FEE	\$ 14,652	\$ 14,742	\$ -	\$ 14,652	\$ 14,742	\$ -
USE TAX (4% CR)	\$ 233,335	\$ 234,876	\$ -	\$ 233,335	\$ 234,876	\$ -
USE TAX (1% DOUGCO)	\$ 64,815	\$ 65,243	\$ -	\$ 64,815	\$ 65,243	\$ -
MF IMPACT FEE PARKS	\$ 267,155	\$ 269,400	\$ -	\$ 267,155	\$ 269,400	\$ -
MF IMPACT FEE MUNI FACILITIES	\$ 36,057	\$ 36,360	\$ -	\$ 36,057	\$ 36,360	\$ -
MF IMPACT FEE FIRE	\$ 55,097	\$ 55,560	\$ -	\$ 55,097	\$ 55,560	\$ -
MF IMPACT FEE POLICE	\$ 28,679	\$ 28,920	\$ -	\$ 28,679	\$ 28,920	\$ -
MF IMPACT FEE TRANSPORTATION	\$ 261,205	\$ 263,400	\$ -	\$ 261,205	\$ 263,400	\$ -
IMPACT FEE: MUNI FACILITIES OFFICE	\$ 630	\$ 630	\$ -	\$ 630	\$ 630	\$ -
IMPACT FEE: FIRE OFFICE	\$ 1,533	\$ 1,533	\$ -	\$ 1,533	\$ 1,533	\$ -
IMPACT FEE: POLICE OFFICE	\$ 315	\$ 315	\$ -	\$ 315	\$ 315	\$ -
IMPACT FEE: TRANSPORTATION OFFICE	\$ 8,012	\$ 8,012	\$ -	\$ 8,012	\$ 8,012	\$ -
IMPACT FEE: FIRE RETAIL	\$ 705	\$ 705	\$ -	\$ 705	\$ 705	\$ -
IMPACT FEE: MUNI FACILITIES RETAIL	\$ 198	\$ 198	\$ -	\$ 198	\$ 198	\$ -
IMPACT FEE: POLICE RETAIL	\$ 420	\$ 420	\$ -	\$ 420	\$ 420	\$ -
IMPACT FEE: TRANSPORTATION RETAIL	\$ 3,905	\$ 3,905	\$ -	\$ 3,905	\$ 3,905	\$ -
WATER SYSTEM	\$ 22,104	\$ 22,104	\$ -	\$ 55,244	\$ 55,244	\$ -
RENEWABLE WATER	\$ 101,704	\$ 101,704	\$ -	\$ 254,184	\$ 254,184	\$ -
WASTEWATER SYSTEM	\$ 22,925	\$ 22,925	\$ -	\$ 57,295	\$ 57,295	\$ -
METER SET FEE: SINGLE PORT	\$ 1,764	\$ 1,764	\$ -	\$ 2,120	\$ 2,120	\$ -
INDOOR INSTALL						
FIRE AND RESCUE PLAN REVIEW FEES	\$ 6,023	\$ 5,965	\$ -	\$ 6,023	\$ 5,965	\$ -
STORMWATER IMPACT FEES (PLUM CREEK) MF	\$ 94,962	\$ 95,760	\$ -	\$ 94,962	\$ 95,760	\$ -
STORMWATER IMPACT FEES (PLUM CREEK) COMMERCIAL	\$ 9,105	\$ 9,105	\$ -	\$ 9,105	\$ 9,105	\$ -
SDP			\$ 2,500			\$ 2,500
PLAT (IF NEEDED)			\$ 1,000			\$ 1,000
CD REVIEW FEE (UP TO 5 ACRE +350/ ADTL ACRE)			\$ 2,500			\$ 2,500
GESC REVIEW FEE (+\$25 / ADTL ACRE AFTER 5)			\$ 435			\$ 435
construction permit (INCLUDES INSP. FEE AND USE TAX. \$2,725 + \$19/\$1000 VALUATION (BEYOND \$200,000) + 1/2 VALUATION * 4% CR USE TAX * 1% DOUGCO USE TAX			\$ 7,676			\$ 7,676
CONSTRUCTION PERMIT USE TAX (CASTLE ROCK)			\$ 70,000			\$ 70,000
CONSTRUCTION PERMIT USE TAX (DOUGLAS COUNTY)			\$ 17,500			\$ 17,500
GESC PERMIT			\$ 1,200			\$ 1,200
CONSTRUCTION SURETY (BASED UPON VALUATION AND HOW SURETY IS POSTED)			\$ -			\$ -
GESC SURETY (BASED UPON VALUATION AND HOW SURETY IS POSTED)			\$ -			\$ -
<b>TOTAL AMOUNT</b>	\$ 1,316,602	\$ 1,325,362	\$ 102,811	\$ 1,536,947	\$ 1,545,708	\$ 102,811

FEE GROUPING (BY BUILDING OR SITE DEVELOPMENT)	PROJECT COST 2"	PROJECT COST 3"
RIVERWALK NORTH	\$ 1,316,602	\$ 1,536,947
RIVERWALK SOUTH	\$ 1,325,362	\$ 1,545,708
SITE DEVELOPMENT FEES	\$ 102,811	\$ 102,811
<b>TOTAL:</b>	\$ 2,744,775	\$ 3,185,465

COST DRIVERS	NORTH	SOUTH
VALUATION	\$ 12,963,049	\$ 13,048,654
MF UNITS	119	120
MF SQUARE FOOTAGE	99,472	100,308
OFFICE SQFT	10,500	10,500
RETAIL SQFT	4,828	4,828
<b>TOTAL SQFT</b>	<b>120,186</b>	<b>118,345</b>