

# Holbrook Farms

## Storm Drain Capital Improvements

### *Oversizing Improvements*

<i>Item</i>	<i>Quantity</i>	<i>Units</i>	<i>Cost / Unit</i>	<i>Item Cost</i>
2300 North Trunk line 54" Storm Drain from pond to 3600 West	3600	lf \$	152.00	\$ 547,200.00
3500 West Trunk Line 42" Storm Drain from 2300 North to 2350 North	784	lf \$	90.00	\$ 70,560.00
2350 North Trunk Line 42" Storm Drain from 3500 West to 3600 West	857	lf \$	90.00	\$ 77,130.00
Regional facilities	1	ls \$	18,810.00	\$ 18,810.00
<b>Total Required Capital Improvements</b>				<b>\$ 713,700.00</b>

### *Impact Fee Generation*

<i>Land Use</i>	<i>Acres</i>	<i>Impact Fee</i>	<i>Total</i>
<b>Total project ERU</b>			
Single Family	1058.0	\$ 325.00	\$ 343,850.00
Multi Family	131.5	\$ 1,300.00	\$ 170,950.00
Commercial	153.0	\$ 1,300.00	\$ 198,900.00
<b>Total Estimated Impact Fees</b>			<b>\$ 713,700.00</b>

*Net Impact Fee*

\$ -

Notes:

1. Costs include all engineering, surveying, and contingency fees
2. The facilities will be built as needed. Funds to be provided by developer with reimbursement after installation, per section 2.19 of the Lehi City Design Standards.
3. Developer will obtain and dedicate to Lehi City, at their cost, all necessary easements required for these improvements.

**Holbrook Farms**  
**Culinary Water and Pressurized Irrigation Capital Improvements**  
 vs  
**Projected Impact Fee Income**

**Capital Improvements**

<i>Item</i>	<i>Quantity</i>	<i>Units</i>	<i>Cost / Unit</i>	<i>Item Cost</i>
<b>1 - Sedimentation Basin</b>				
Sedimentation Basin Construction	5.0	ac-ft	\$ 150,000.00	\$ 750,000.00
Sedimentation Basin Property	1.0	acres	\$ 120,000.00	\$ 120,000.00
VFD/ Pump Station	1.0	ea	\$ 250,000.00	\$ 250,000.00
Canal Connection	1.0	ea	\$ 15,000.00	\$ 15,000.00
Total Required Capital Improvements				\$ 1,135,000.00
<b>2 - PI Pond # 1</b>				
PI reservoir # 1	15.0	ac-ft	\$ 50,000.00	\$ 750,000.00
Property	5.0	acres	\$ 140,000.00	\$ 700,000.00
Total Required Capital Improvements				\$ 1,450,000.00
<b>3 - Water Tank # 2</b>				
Water Tank # 2 including property	500,000	Gallons	\$ 1.00	\$ 500,000.00
Pump line 10"	940.0	lf	\$ 33.00	\$ 31,020.00
Small Pump Station	1.0	ea	\$ 125,000.00	\$ 125,000.00
Total Required Capital Improvements				\$ 656,020.00
<b>4 - PI Pond # 2</b>				
PI reservoir # 2	5.0	ac-ft	\$ 60,000.00	\$ 300,000.00
Property	1.0	acres	\$ 160,000.00	\$ 160,000.00
Pump line 10"	940.0	lf	\$ 33.00	\$ 31,020.00
Small Pump Station	1.0	ea	\$ 125,000.00	\$ 125,000.00
Total Required Capital Improvements				\$ 616,020.00
<b>Jordan River Crossing</b>				
Boring under Jordan River to west bank 14" Water & 16 " PI	0.5	lump	\$ 175,000.00	\$ 87,500.00
Offsite 12"water and 14"PI from West bank to bridge 50% City	862.0	lf	\$ 46.00	\$ 39,652.00
Total Required Capital Improvements				\$ 127,152.00
<b>Culinary Pipe Oversizing</b>				
3950 West from 2100 to 2200 North 14" to 16" water	712.0	lf	\$ 19.78	\$ 14,083.36
2200 North from 3900 West to 3600 West 8" to 10" water	1,770.0	lf	\$ 5.32	\$ 9,409.10
3900 West and 3920 West from 2200 North to 2600 North 8" to 10" water	2,532.0	lf	\$ 5.32	\$ 13,459.80
Total Required Capital Improvements				\$ 36,952.25
<b>PI Pipe Oversizing</b>				
2600 North from tank to 3950 West 16" to 30" PI	2,990.0	lf	\$ 82.64	\$ 247,095.47
2600 North from 3950 West to 3920 10" to 12" PI	535.0	lf	\$ 5.56	\$ 2,976.27
3950 West from 2600 to 2100 North 14" to 24" PI	3,375.0	lf	\$ 41.22	\$ 139,102.31
2200 North from 3900 West to 3600 West 10" to 12" PI	1,770.0	lf	\$ 5.56	\$ 9,846.73
3920 West from 2600 North to 2700 North 8" to 10" PI	1,385.0	lf	\$ 4.33	\$ 5,992.72
Total Required Capital Improvements				\$ 405,013.51
<b>CWP Certificates</b>				
CWP certificates	922.0	ea	\$ 1,050.00	\$ 968,100.00
<b>Total Capital Improvements</b>				<b>\$ 5,394,257.76</b>

**Impact Fee Generation**

<i>Land Use</i>	<i>Impact Fee</i>	<i>Total</i>
Culinary- Commercial/multi family/single family	2823.0 eru \$ 1,200	\$ 3,387,600.00
PI commercial	30.6 ac \$ 6,703	\$ 205,111.80
PI High Density	105.0 ac \$ 4,270	\$ 448,350.00
Estimated participation from Plumb Gardner Upper Tank	1.0 ls \$ 200,000	\$ 200,000.00
PI Single family	1100.0 lots \$ 1,067	\$ 1,173,700.00
<b>Total Estimated Impact Fees</b>		<b>\$ 5,414,761.80</b>
<b>Net Impact Fee</b>		<b>\$ 20,504.04</b>

Notes:

- This plan and analysis is predicated on the fact that Plum/Gardner will build culinary water tanks that will serve their needs plus Holbrook Farms east of Utah Lake Distributing Canal. This analysis will need to be re-evaluated if culinary facilities are not built by others.
- Developer will optain and dedicate to Lehi City, at their cost, all necessary easements required for these improvements.
- Commercial and Multi-family areas estimated at 20% pervious area for estimated impact fees.
- Costs include all engineering, surveying, and contingency fees.
- 200 units will be allowed upon completion of the offsite culinary water and PI connections to the est to the Jordan River Crossing.
- An additional 600 Units (1200 total) will be allowed with the construction of a 5 ac-ft sedimentation basin and VFD pump station.
- Approval of additional units above 1,200 will require the construction of the PI Pond #1.
- The approval of any units in the upper pressure zone will require the construction of Tank#2 and PI Pond #2.
- Developer to build oversizing of pipes, pumps, tanks, reservoirs, valves, etc. City to pay the cost of the oversizing of infrastructure through impact fee certificates.
- This area plan assumes that the appropriately sized water lines will be stubbed to the Holbrook Farms Development from Gardner Plumb and easements provided. Lehi City responsible to extend lines and obtain easements or right of way if this in not done by Gardner Plumb.
- Certificates are redeemable for building permit fees or as cash reimbursement after building permit fees have been paid.

## Holbrook Farms Sewer Capital Improvements

### *Oversizing Improvements*

<i>Item</i>	<i>Quantity</i>	<i>Units</i>	<i>Cost / Unit</i>	<i>Item Cost</i>
3500 West Sewer oversizing 8" to 10"	2392	lf \$	15.00 \$	35,880.00
3230 West Sewer Offsite 12" to 15" oversizing	3000	lf \$	25.00 \$	75,000.00
3230 West Boring under 2100 North oversizing	600	lf \$	100.00 \$	60,000.00
2350 North over sizing 8" to 10"	1900	lf \$	15.00 \$	28,500.00
3230 North over sizing 8" to 10" 2350 North to 2100 north	1500	lf \$	15.00 \$	22,500.00
Regional facilities (Including the Jordan River Sewer and Camp Williams sewer extension)	1	ls \$	1,076,700.00 \$	1,076,700.00
<b>Total Required Capital Improvements</b>			<b>\$</b>	<b>1,298,580.00</b>

### *Impact Fee Generation*

<i>Land Use</i>	<i>#ERU</i>	<i>Impact Fee</i>	<i>Total</i>
<b>Total project ERU</b>			
Commercial/multi family/single family	2823.0	\$ 460.00	\$ 1,298,580.00
<i>Total Estimated Impact Fees</i>			<b>\$ 1,298,580.00</b>

*Net Impact Fee* \$ -

Notes:

1. Costs include all engineering, surveying, and contingency fees
2. Only the interceptor lines are included in the cost analysis.
3. The facilities may be built as needed. Funds to be provided by developer with reimbursement after installation, per section 2.19 of the Lehi City Design Standards.
4. Developer will obtain and dedicate to Lehi City, at their cost, all necessary easements required for these improvements.

# Holbrook Farms

## City Parks Improvements

### City System Improvements

Item	Quantity	Units	Cost / Unit	Item Cost
<b>Park # 1</b>				
Parking lot 3" asphalt/ 6"base	165,000	S.F.	\$ 2.00	\$ 330,000.00
CURB AND GUTTER	3,000	L.F.	\$ 12.00	\$ 36,000.00
PEDESTRIAN WALKWAY- CONCRETE	60,000	S.F.	\$ 3.50	\$ 210,000.00
SOCGER GOALS	2	EACH	\$ 1,500.00	\$ 3,000.00
Pickle ball/ Tennis	20,500	SF	\$ 10.00	\$ 205,000.00
BENCHES	8	SF	\$ 600.00	\$ 4,800.00
SOFTBALL BACKSTOP	1	EACH	\$ 10,000.00	\$ 10,000.00
BASEBALL BACKSTOP	1	EACH	\$ 18,500.00	\$ 18,500.00
BASEBALL SEATING	1	EACH	\$ 164,000.00	\$ 164,000.00
INFIELD DIRT	1	LUMP	\$ 60,747.62	\$ 60,747.62
PICNIC TABLES AND PADS	20	EACH	\$ 1,500.00	\$ 30,000.00
PLAYGROUND	1	EACH	\$ 80,000.00	\$ 80,000.00
SECURITY LIGHTING	12	EACH	\$ 1,500.00	\$ 18,000.00
GRADING	30,000	cy	\$ 3.00	\$ 90,000.00
TOPSOIL - PLACED	20,000	CY	\$ 20.00	\$ 400,000.00
IRRIGATION SYSTEM	1,150,000	S.F.	\$ -	\$ -
FINE GRADING	1,150,000	SF	\$ 0.04	\$ 46,000.00
TREES	500	EACH	\$ 290.00	\$ 145,000.00
SHRUBS	300	EACH	\$ 35.00	\$ 10,500.00
TURF/HYDROSEED	1,150,000	sf	\$ 0.08	\$ 92,000.00
DESIGN FEE	1	LS	\$ 25,000.00	\$ 25,000.00
CONTINGENCY	1	LS	\$ 35,000.00	\$ 35,000.00
UTILITIES	1	LS	\$ 15,000.00	\$ 15,000.00
PAVILION	1	EACH	\$ 120,000.00	\$ 120,000.00
RESTROOMS	1	EACH	\$ 60,000.00	\$ 60,000.00
System Total				\$ 2,208,547.62

<b>Park # 2</b>				
PARKING LOT	26,000	S.F.	\$ 2.00	\$ 52,000.00
CURB AND GUTTER	1,300	L.F.	\$ 12.00	\$ 15,600.00
PEDESTRIAN WALKWAY- CONCRETE	22,500	S.F.	\$ 3.50	\$ 78,750.00
BENCHES	6	SF	\$ 400.00	\$ 2,400.00
PLAYGROUND	1	EACH	\$ 35,000.00	\$ 35,000.00
SECURITY LIGHTING	2	EACH	\$ 3,500.00	\$ 7,000.00
GRADING	20,000	cy	\$ 3.00	\$ 60,000.00
TOPSOIL - PLACED	40,000	CY	\$ 20.00	\$ 800,000.00
IRRIGATION SYSTEM	322,000	S.F.	\$ -	\$ -
FINE GRADING	322,000	SF	\$ 0.04	\$ 12,880.00
TREES	150	EACH	\$ 290.00	\$ 43,500.00
SHRUBS	250	EACH	\$ 35.00	\$ 8,750.00
TURF/HYDROSEED	322,000	EACH	\$ 0.08	\$ 25,760.00
NATIVE/HYDROSEED	75,000	EACH	\$ 0.08	\$ 6,000.00
DESIGN FEE	1	LS	\$ 23,000.00	\$ 23,000.00
UTILITIES	1	LS	\$ 10,000.00	\$ 10,000.00
PAVILION	1	EACH	\$ 35,000.00	\$ 35,000.00
RESTROOMS	1	EACH	\$ 50,000.00	\$ 50,000.00
System Total				\$ 1,265,640.00

TRAIL CORRIDORS ALONG POWER CORRIDOR AND COLLECTOR ROADS				
GRADING	64,533	cy	\$ 3.00	\$ 193,600.00
PROPERTY FOR POWER CORRIDOR TRAIL	10	ACRES	\$ 120,000.00	\$ 1,200,000.00
TOPSOIL - PLACED	12,907	CY	\$ 20.00	\$ 258,133.33
IRRIGATION SYSTEM	871,200	S.F.	\$ -	\$ -
FINE GRADING	871,200	SF	\$ 0.05	\$ 43,560.00
TREES	710	EACH	\$ 290.00	\$ 205,900.00
SHRUBS	168	EACH	\$ 35.00	\$ 5,880.00
TURF	1,080,683	SF	\$ 0.35	\$ 378,239.05
DESIGN FEE	1	LS	\$ 20,000.00	\$ 20,000.00
UTILITIES	1	LS	\$ 10,000.00	\$ 10,000.00
System Total				\$ 2,315,312.38

### Impact Fee Generation

Land Use	#ERU/units	Impact Fee per unit	Total
<b>Total project ERU</b>			
Multi-Family	1350.0	\$ 2,170.00	\$ 2,929,500.00
Single Family	1100.0	\$ 2,600.00	\$ 2,860,000.00
<b>Total Estimated Impact Fees</b>			<b>\$ 5,789,500.00</b>

Net Impact Fee \$ (0.00)

#### Notes:

- Property will be dedicated to Lehi City at no cost for Park #1, Park #2 and Trails as part of the open space requirement for the area plan, with the exception of the power corridor trail which is part of Lehi City Master plan improvements.
- Project required improvements are sprinklers and seed for the open space areas. The estimated costs for these improvements are \$1,640,240.
- Trails and open space adjacent to roadways will be completed with the road improvements by phase.
- Park #1 property to be dedicated at 55% of building permits for the residential units listed above. Improvements to Park #1 to be completed at 65% of the building permits.
- Park #2 property to be dedicated at 85% of building permits for the residential units listed above. Improvements to Park #2 to be completed at 90% of the building permits.
- Improvements will be installed by Developer with reimbursement through certificates that can only be used on Holbrook Farms.
- Certificates are redeemable for building permit fees or as cash reimbursement after building permit fees have been paid.

# Holbrook Farms

## Roadway Capital Improvements

### Oversizing Improvements

Description	Quantity	Units	Cost / Unit	Item Cost
3600 West Widening 2100 to 2200 (38' to 80' of asphalt)	18,620.0	sf	\$ 3.00	\$ 55,860.00
3600 West Widening 2200 to 2600 (38' to 80' of asphalt)	50,680.0	sf	\$ 3.00	\$ 152,040.00
3600 West Property (38' to 80' of asphalt, 42' wide property by length of 3600 West)	1.6	acre	\$ 180,000.00	\$ 286,363.64
2600 North Widening Redwood to 3920 West (38' to 58' of asphalt)	14,460.0	sf	\$ 3.00	\$ 43,380.00
2600 North Widening 3920 West to Power corridor (38' to 58' of asphalt)	7,008.0	sf	\$ 3.00	\$ 21,024.00
2600 North Widening Power corridor to 3600 West (38' to 58' of asphalt, half road)	2,566.0	sf	\$ 3.00	\$ 7,698.00
2600 North Property	0.6	acre	\$ 180,000.00	\$ 99,314.05
2200 North, 4100 West, 4120 West Widening (38' to 44' of asphalt)	69,864.0	sf	\$ 3.00	\$ 209,592.00
2200 North, 4100 West, 4120 West property (38' to 44' of asphalt)	1.6	acre	\$ 180,000.00	\$ 288,694.21
3920 West, 2350 North, 3230 West Widening (38' to 42' of asphalt)	72,416.0	sf	\$ 3.00	\$ 217,248.00
3920 West, 2350 North, 3230 West property (38' to 42' of asphalt)	1.7	acre	\$ 180,000.00	\$ 299,239.67
3500 West Widening (38' to 42' of asphalt)	27,728.0	sf	\$ 3.00	\$ 83,184.00
3500 West property (38' to 42' of asphalt)	0.6	acre	\$ 180,000.00	\$ 114,578.51
3600 West Widening 2600 North to north boundary (38' to 42' of asphalt, half road)	8,928.0	sf	\$ 3.00	\$ 26,784.00
3600 West Property 2600 North to north boundary (38' to 42' of asphalt, half road)	0.2	acre	\$ 180,000.00	\$ 36,892.56
Round about	4.0	ea	\$ 150,000.00	\$ 600,000.00
Signal on 2100 North and 3600 West	1.0	ea	\$ 150,000.00	\$ 150,000.00
Right and Left Acceleration and deceleration lanes off of 2100 North & Redwood Rd	18.0	ea	\$ 55,000.00	\$ 990,000.00
Regional Improvements	1.0	ea	\$ 2,308,857.36	\$ 2,308,857.36
<b>Total Improvements</b>				<b>\$ 5,990,750.00</b>

### Impact Fee Generation

Land Use	per unit or Building sf	Impact Fee per	Total
<b>Commercial</b>			
Commercial	2500000	\$ 0.99	\$ 2,475,000.00
<b>Residential</b>			
Single Family	1100	\$ 1,435.00	\$ 1,578,500.00
Multi-Family	1350	\$ 1,435.00	\$ 1,937,250.00
<b>Total Estimated Impact Fees</b>			<b>\$ 5,990,750.00</b>

### Net Impact Fee

**\$ (0.00)**

ATC = At Time of Completion (ie. Upsizing will be paid when road is constructed)

- The facilities will be built as needed. Funds to be provided by developer with reimbursement after installation per section 2.19 of the Lehi City Design Standards.
- Costs include all engineering, surveying and contingency fees.
- Unit costs are only an estimate, reimbursement will be based upon actual costs and land values at time of installation.
- Above property cost is a blended rate of residential and commercial property, for estimating purposes only.

## Holbrook Farms

### Power Generation Requirements

#### *Power Generation Improvements*

<i>Land Use</i>	<i>Quantity</i>	<i>Units</i>	<i>Cost Per Unit</i>	<i>Total Cost</i>
Participate in New Sub Station	1.0	ls	1,780,552.0	1,780,552.0
Land for New Sub Station	87,120.0	SF	8.0	696,960.0
Regional Improvements	1.0	ls	2,099,937.0	2,099,937.0
<i>Total Power Requirements</i>				4,577,449.0

#### *Impact Fee Generation*

<i>Land Use</i>	<i>ERU</i>	<i>Impact fee</i>	<i>Total Cost</i>
<b><i>Commercial</i></b>			
Commercial	28.0	14,298.0	400,344.0
Flex Zone (Average Dense)		1,200,000.0	1,200,000.0
<b><i>Residential</i></b>			
Single Family (150 Amp service)	699.0	1,589.0	1,110,711.0
Single Family (200 Amp service)	359.0	1,816.0	651,944.0
Multi-Family(apartments 100 Amp)	350.0	1,135.0	397,250.0
Multi-Family(towns 125 Amp)	600.0	1,362.0	817,200.0
<i>Total Estimated Impact Fees</i>			4,577,449.0
<b><i>Net Impact Fee</i></b>			<b>0.0</b>

Notes:

1. 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 users.
2. Lehi City to pay the upfront costs for Power infrastructure and property. The impact fees collected will be used to pay for infrastructure.