

Tomahawk Creek Zoning, Outfall Costs, Interceptor Costs, Easement Costs and Assessments

Zoning	Full Area (SF)	Reduced	Lots	Flow (GPD)		Collector Sewers	
		Area (SF)	In Reduced Area	Reduced Lots	Flow (MGD)	Length (Ft)	
AG	2,828,750	2,828,750	65	15,585	0.0156	6,494	
CD1-S	3,254,176	3,254,176	75	29,882	0.0299	4,482	
IP	942,576	942,576	22	8,655	0.0087	1,082	
MH	153,412	153,412	4	845	0.0008	176	
MU-S	5,848,176	5,848,176	134	32,221	0.0322	3,356	
PB	339,500	339,500	8	468	0.0005	390	
PB-S	368,495	368,495	8	508	0.0005	423	
RM8	140,048	140,048	3	772	0.0008	145	
RS20	15,770,946	15,770,946	362	86,892	0.0869	21,723	
RS20-S	1,657,299	1,657,299	38	9,131	0.0091	2,283	
RS30	7,288	7,288	0	40	0.0000	13	
RS9	40,955,005	40,955,005	940	225,647	0.2256	37,608	
RS9-S	7,421,986	7,421,986	170	40,892	0.0409	6,815	
VBD-S	3,730,788	3,730,788	86	5,139	0.0051	4,282	
T1	GMA4	2,151,846	1,613,885	37	8,892	0.0089	2,223
T1	GMA4	2,100,519	1,575,389	36	8,680	0.0087	2,170
T2	GMA4	4,060,398	3,045,299	70	16,779	0.0168	4,195
T3	GMA4	917,667	688,250	16	3,792	0.0038	948
T4	GMA4	1,272,048	954,036	22	5,256	0.0053	1,314
T5	GMA4	1,592,133	1,194,100	27	6,579	0.0066	1,645
T6	GMA4	922,019	691,515	16	3,810	0.0038	952
T7	GMA4	674,253	505,689	12	2,786	0.0028	697
T8	GMA4	558,752	419,064	10	2,309	0.0023	577
T9	GMA4	578,795	434,096	10	2,392	0.0024	598
T10	GMA4	87,956	65,967	2	363	0.0004	91
T11	GMA4	787,414	590,560	14	3,254	0.0033	813
T12	GMA4	1,619,777	1,214,833	28	6,693	0.0067	1,673
T13	GMA4	129,279	96,959	2	534	0.0005	134
T14	GMA4	649,082	486,812	11	2,682	0.0027	671
T15	GMA4	249,401	187,051	4	1,031	0.0010	258
T16	GMA4	373,597	280,198	6	1,544	0.0015	386

Totals 534,055 0.5341 108,616

Total Cost for Collectors	108,616	LF	\$	9,775,442
Total Assessment for Collectors			\$	9,775,442
Total Cost for Outfalls Within Town Limits	952,082	LF	\$	104,729,011
Calculated Cost for Outfalls Outside of Town Limits	1,237,706	LF	\$	136,147,714
Total Cost for Outfall Easements Inside Town Limits			\$	4,760,410
Calculated Cost for Outfall Easements Outside of Town Limits			\$	6,188,532
Total Cost for Interceptors	26,950	LF	\$	5,340,000
Total Cost for Interceptor Easements			\$	134,750
Engineering			\$	30,719,060
Total All Costs			\$	307,570,360
Total Assessment Value			\$	9,775,442
38% of Assessment Value - Paid by CCUS to Town			\$	3,714,668
Non-Assessable Cost			\$	288,019,477
% of CCUC Payment to Non-Assessable Costs				1.29%

Because of the existing Tomahawk Creek interceptor size, the Mill Creek Basin cannot be fully developed at this time.

Notes:

1. Assessment Values are based on the number of lots served times frontage length per lot times \$45 assessment fee per frontage foot for each side of street.
2. If new developments are built by private developers, including collector sewer lines, assessments may not be collected.
3. If collector sewer lines in new developments are not initially installed but are installed subsequently, assessments may be collected.