

ATTACHMENT "A" - M.O.U. MITIGATION FEES CALCULATION WORKSHEET - SUMMARY

	Calculated Fee
Permanent Use - Requested	\$13,518.75
Temporary Use - Work Area	\$2,750.00

TOTAL MITIGATION VALUE= \$16,268.75

Project:	3010-3125 Hemphill Park Dr Wastewater Relay and Spot Repair Project	
	Adams-Hemp Hill Park, 201 W. 30th	
MOU #	12-005	

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Permanent Use Agreement - Residential		Project: 3010-3125 Hemphill Park Dr Wastewater Relay and Spot Repair Project	
		Adams-Hemp Hill Park, 201 W. 30th	
TCAD Land Value of Adjacent Properties (\$):	\$291,666.66	MOU #	12-005
(Average)			0
Avg. Lot Size (sq. ft.):	7000.0	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$41.67	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	927.0	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$38,625.00	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	35.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$13,518.75	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	
DISTURBANCE VALUES			
35%	Area can still be developed with minimal or no limitations <i>(underground work/materials with no/few above ground appurtenances/fixtures)</i>		
50%	Area can still be developed with moderate limitations <i>(underground work/materials with some small/medium appurtenances/fixtures)</i>		
75%	Development severely limited <i>(underground work/materials with large or several small/medium appurtenances/fixtures)</i>		
100%	No future park development possible in the area - dedicated to installation <i>(underground and/or surface appurtenances/fixtures)</i>		

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		Project: 3010-3125 Hemphill Park Dr Wastewater Relay and Spot Repair Project
Temporary Use - Work Area		Adams-Hemp Hill Park, 201 W. 30th
		MOU # 12-005 0
TCAD Land Value of Adjacent Properties (\$):	\$291,666.66	
Average Lot Size (sq. ft.):	7000.0	<i>Based on City-wide average for lots zoned SF-3</i>
Value per Square Ft. (\$):	\$41.667	<i>Average</i>
Requested Area (sq. ft.):	1320.0	<i>Submitted by Requesting Department/Entity</i>
Preliminary Annual Value of Requested Area (\$)	\$55,000.00	<i>Area requested multiplied by Value per Square Ft.</i>
Adjusted Annual Value of Requested Area (\$)	\$8,250.00	<i>(15% Rate of Return)</i>
Monthly Value of Requested Area (\$)	\$687.50	<i>Adjusted Annual Value divided by 12</i>
Daily Temporary Use Rate (\$):	\$22.92	<i>Monthly Value divided by 30 (Average number of days in a month)</i>
Days Requested:	120	<i>Submitted br Requesting Department/Entity</i>
Total Mitigation Value:	\$2,750.00	<i>Daily Temporary Use Fee multiplied by Days Requested</i>