

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

Project:	Braker Lane Extension - Pioneer Park	
MOU #	22-005	

	Calculated Fee
Permanent Use - Residentail	\$146,840
<b>TOTAL =</b>	<b>\$146,840</b>

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

<b>Permanent Use</b>		Project: Braker Lane Extension - Pioneer Park	
TCAD Land Value of Adjacent Properties (\$):	<b>\$70,000</b>	MOU #	22-005
			0
Avg. Lot Size (sq. ft.):	<b>4,564</b>	<i>Based on City-wide average for single family lots</i>	
Value per Square Foot. (\$):	<b>\$15</b>	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	<b>9,574</b>	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	<b>\$146,840</b>	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	<b>100.00%</b>	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	<b>\$146,840</b>	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	
<b>DISTURBANCE VALUES</b>			
35%	<i>Area can still be developed with minimal or no limitations (underground work/materials with no/few above ground appurtenances/fixtures)</i>		
50%	<i>Area can still be developed with moderate limitations (underground work/materials with some small/medium appurtenances/fixtures)</i>		
75%	<i>Development severely limited (underground work/materials with large or several small/medium appurtenances/fixtures)</i>		
100%	<i>No future park development possible in the area - dedicated to installation (underground and/or surface appurtenances/fixtures)</i>		

Prop ID	Avg Sq Ft	Land Value	
780871	4,426.00	\$70,000.00	
780872	4,789.00	\$70,000.00	
780873	4,559.00	\$70,000.00	
780874	4,482.00	\$70,000.00	
	4,564.00	\$70,000.00	<b>Totals</b>

11540 Church Canyon Dr  
11536 Church Canyon Dr  
11532 Church Canyon Dr  
11528 Church Canyon Dr