

GATEWAY 1 - HEBER VLY BEST WESTERN (1200 S. Hwy40)

FN 00000

(NOTICE: THIS IS AN ESTIMATE ONLY! ACTUAL FEES WILL BE CALCULATED AT THE TIME BUILDING PERMITS ARE REQUESTED.)

Storm Water Impact Fee

	No.	Fee
Fee per ERU (Res):	0	\$0
Fee per ERU (Multi):	0	\$0
Fee per Trip (Non-Res):	582	\$0

Developed Land Area:

Building	0.000 Ac	0 SF
Hardsurface	0.000 Ac	0 SF
Landscaped	0.000 Ac	0 SF
Avg/Total Lot Size:	0.000 Ac	0 SF
Allowable Runoff 0.10 cfs/Ac:		0.00 cfs

Type: Public or Private System? **Private**
 Type: Retained (100%) / Detained? **Retained**

Required Storm Water Impact Fee: **\$0**
 (No Charge.)

Street Impact Fee

	No.	Fee
Fee per ERU (Res):	0	\$1,458
Fee per Unit (Multi):	0	\$886
Fee per Trip/day (Non-Res):	582	\$84

Total Trips: **582**
 Pass-By % / Trips²: **0% 582**

Required Street Impact Fee: **\$48,888**
 (Per ITE 311 = 7.27 trips per room????? 80 Rooms.)

Culinary Water Impact Fee

	No.	Fee
Fee per ERU (Res):	0	\$2,571
Fee per 3/4" Meter (Non-Res):	0	\$2,571
Fee per 1.0" Meter (Non-Res):	0	\$4,571
Fee per 1.5" Meter (Non-Res):	0	\$10,283
Fee per 2.0" Meter (Non-Res):	1	\$18,280
Fee per 3.0" Meter (Non-Res):	0	\$41,132
Fee per 4.0" Meter (Non-Res):	0	\$73,122

Required Water Impact Fee: **\$18,280**

TOTAL REQUIRED IMPACT FEES: \$328,290
OFFSITE REIMBURSEMENTS : \$0

Sewer Impact Fee

Heber Fee per ERU: **\$1,311**
 HVSSD Fee per ERU: **\$3,290**

No. of ERU's or Units (Res): **0**

No. of FixUnit's (Non-Res): **625.0**
 Gal per FixUnit/day (11 gpd avg): **19**
 Non-Residential: Add / New? **Add**

Avg Daily Flow: **11,875 gpd**
 No. of ERU's (211 gpd = 1 ERU): **56.28**

Heber City Impact Fee (1 ERU Min): **\$73,783**
 HVSSD Impact Fee (1 ERU Min): **\$185,161**

Required Sewer Impact Fee: **\$258,944**
 (See attached Fixture Unit worksheet)

Parks & Trails Impact Fee

	No.	Fee
Fee per ERU (Res):	0	\$512

Required Park Impact Fee: **\$0**
 (None required for Non-Residential)

Irrigation Impact Fee

	No.	Fee
Fee per ERU (Res):	0	\$689
Fee per Irrigated SF (Non-Res):	21,780	\$0.10

Required Irrigation Impact Fee: **\$2,178**

Water Right Requirement

	No.	Amt.
Ann Indoor Use per Lot ³ :		32.64 AF
Ann Outdoor Use per Lot ⁴ (Y/N?):	Y	0.00 AF
Ann Outdoor Use Other per Ac:	0.50	1.50 AF
Total Lots:	1	

TOTAL REQUIRED WATER RIGHTS :		34.14 AF
7	Shares - Timpanogos @ 1.85 af/sh :	18.46
8	or Shares - Wasatch @ 3.4 af/sh :	10.04
3	or Shares - Extension @ 0.3 af/sh :	113.81

NOTES:

¹ Flow above 0.10 cfs/acre storm requires onsite detention/retention.

² Pass-By trips are trips already passing by and attracted to the site. Trips are based on Institute of Transportation Engr's studies 8th Edition.

³ Indoor usage metered at source is 0.58 AF/ERU (522 gpd/ERU Diversion = 360 gpd/ERU Depletion). State requires HVSSD to be 100% consumptive; i.e. no return flow credit.

⁴ Outdoor usage is 3.0 AF/Ac. Based on State Diversion Duty factor and irrigable acreage shown on site plan.

⁵ New subdivisions and lot splits get credit for rights to any water services existing prior to subdivision.

⁶ Must reimburse pro-rata cost of any utilities or roads installed in front of property by prior developments which City has reimbursement agreement for.

Listed Fees do not include Non-City fees collected by others; i.e. County Fire & Waste, Heber Light & Power, Fire District Sprinkler.

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FIXTURE TYPE (IPC Table 709.1)	OLD COUNT	UNIT VALUE	NEW COUNT	NET TOTAL
Automatic cloths washers - Commercial		3	4	12
Automatic cloths washers - Residential		2		-
Bathroom group - (<=1.6 gpf)		5	80	400
Bathroom group - (>1.6 gpf)		6		-
Bathtub - w/wo shower or whirlpool		2		-
Bidet		1		-
Combination sink and tray		2		-
Dental lavatory		1		-
Dental unit or cuspidor		1		-
Dishwashing machine - Domestic		2	1	2
Drinking fountain		0.5		-
Emergency floor drain		0		-
Floor drain / Janitor Sink		2	2	4
Kitchen sink - Domestic		2	80	160
Kitchen sink - Domestic w/grinder or dishwasher		2		-
Laundry tray		2		-
Lavatory - (Restroom Sink)		1	6	6
Shower		2		-
Sink		2	5	10
Urinal		4		-
Urinal - (<=1.0 gpf)		2	2	4
Wash sink - (circular or multiple) each set of faucets		2		-
Water closet - Flushometer tank, Public or Private		4		-
Water closet - (<=1.6 gpf) Private		3	1	3
Water closet - (>1.6 gpf) Private		4		-
Water closet - (<=1.6 gpf) Public		4	6	24
Water closet - (>1.6 gpf) Public		6		-
		0	TOTAL =	187
				625

Grease Trap & Drains Checked (Y/N?):	Y	TOTAL gpd @ 19 gpd/FixUnit =	11,875
Civil Plans Signed (Y/N?):	Y	TOTAL ERU's @ 211 gpd/ERU =	56.3

NOTES:

- gpd/FixUnit is based on avg. winter water usage for similar types of business. This has ranged from 5 gpd to 60 gpd in Heber City.
- Average Residential rate of 11 gpd/FixUnit may be considered for Commercial if comparable data does not exist.
- If business type changes, gpd/FixUnit will be reviewed to determine if an adjustment is necessary.
- Emergency drains may be ignored since these are not normally used.