


Appendix D – Rules and Regulations of Rangeview Metropolitan District

TAP FEE CALCULATOR EXAMPLE - SINGLE FAMILY, DETACHED PRODUCTS

The graphic below illustrates an example of the water tap calculator used by the District to assess water and wastewater system development fees (tap fees) for single-family residences within the Sky Ranch/Lowry Service Area. The tap fee assessment process begins when an application and plot plan for a single-family residence is sent to the District. The application will contain values for Inputs 1-5 and other descriptive information for the property. The values for Inputs 5-7 are prescribed by the District depending on lot size as described in Section 4 of these Rules and Regulations.

Date: 7/17/2024
Property Address: Sky Ranch, Watkins, CO 80137



TAP CALCULATOR

Single Family Residence Water Budget Questionnaire

Input 1: Enter Lot Size Including Irrigated Right-of Way Space (Square Feet):	4,600
Input 2: Enter Total Finished Area of Home (Square Feet):	2,000
Input 3: Enter 1st Floor Finished Area (Square Feet):	921
Input 4: Enter Number of Garage Stalls (#):	2
Input 5: % of Available Landscape Area with No Water Use (Rocks, Patio, Concrete, Etc.):	25%
Input 6: % of Available Landscape Area with Xeriscape Type Landscape (Mulch with Shrubs, Etc.):	10%
Input 7: % of Available Landscape Area with Irrigated Lawn/Grass:	65%

Single Family Residence Water Service Tap Fee

SFE	Total Charge \$/Tap
1.00	\$ 33,204

Single Family Residence Wastewater Service Tap Fee

Total Charge \$/Tap
\$ 8,000

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TAP FEE EXAMPLE – ATTACHED PRODUCTS (Duplex, Paired, Townhome, etc.)

The graphic below illustrates an example of the water tap calculator used by the District to assess water and wastewater system development fees (tap fees) for attached residences within the Sky Ranch/Lowry Service Area (excludes multifamily). The system development fees for attached products are broken into three portions: indoor water use, outdoor water use (landscaping), and wastewater. The indoor water and wastewater fees are fixed for each unit and the outdoor water use fee is dependent on the size of the lot with a fee rate set at \$4.63/sq. ft. of landscaped area. An example calculation for a system development fee for a paired unit with 700 square feet of landscaped front/back yard is displayed below (excludes meter set fee and service line inspection fee).

Component	Calculation	Fee
Water System Development Charge (Indoor Use)	N/A (Flat Fee)	\$20,254.00
Water System Development Charge (Outdoor Use)	\$4.63/sq. ft. X 700 sq. ft	\$3,241.00
Wastewater System Development Charge	N/A (Flat Fee)	\$8,000.00
Total		\$31,495.00

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TAP FEE CALCULATOR EXAMPLE - IRRIGATION

The graphic below illustrates an example of the water tap calculator used by the District to assess water system development fees (tap fees) for non-residential irrigation systems within the Sky Ranch/Lowry service area. The tap fee assessment process begins when an application and design plans for the irrigation system is sent to the District. The application will contain values describing the area being irrigated, plant types, and other information about the irrigation system. The irrigation tap fee is assessed by multiplying the irrigated area by the tap fee values shown in Appendix E of these Rules and Regulations.

Proposed Irrigated Area for Water Tap		Tap Pricing	Irrigation Tap Fees
Non-Water Conserving Irrigation Tap	0 SF	\$4.63 /SF	\$ -
Water Conserving Irrigation Tap	60,012 SF	\$1.63 / SF	\$ 97,819.56
Vegetation Establishment Tap	0 SF	\$0.00 / SF	\$ -
1.5" Irrigation Meters	4 Meters	\$1,454 / Meter	\$ 5,816.00
Total Irrigation Tap Fee Invoice			\$ 103,635.56