

MT LAND

**PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE
COMPLETE CONCEPTUAL BUDGETARY ESTIMATE SUMMARY**

October 17, 2019

Site Plan as Shown 277 Town Homes, 131 50' SFR, 71 60' SFR (479 Total)

	No Contingency		15%		Total
Town Homes - Alley Loaded					
Alley Load Development Cost	\$ 2,594,654	\$	389,198	\$	2,983,852
Associated Parkway Costs	\$ 481,994	\$	72,299	\$	554,293
Landscaping/Secondary Entrances	\$ 63,351	\$	9,503	\$	72,854
 Total Alley Load Town Home Costs	\$ 3,140,000	\$	471,000	\$	3,611,000
Per Lot Costs	\$ 29,623	\$	4,443	\$	34,066
 Town Homes - Front Loaded					
Front Load Development Cost	\$ 2,530,824	\$	379,624	\$	2,910,448
Associated Parkway Costs	\$ 777,557	\$	116,634	\$	894,190
Landscaping/Secondary Entrances	\$ 102,199	\$	15,330	\$	117,529
 Total Front Load Town Home Costs	\$ 3,410,580	\$	511,587	\$	3,922,167
Per Lot Costs	\$ 19,945	\$	2,992	\$	22,937
 50' SFR					
Development Cost	\$ 4,679,942	\$	701,991	\$	5,381,933
Associated Parkway Costs	\$ 1,306,300	\$	195,945	\$	1,502,245
Landscaping/Secondary Entrances	\$ 125,425	\$	18,814	\$	144,239
 Total 50' SFR Costs	\$ 6,111,667	\$	916,750	\$	7,028,417
Per Lot Costs	\$ 46,654	\$	6,998	\$	53,652
 60' SFR					
Development Cost	\$ 2,919,482	\$	437,922	\$	3,357,404
Associated Parkway Costs	\$ 1,306,246	\$	195,937	\$	1,502,183
Landscaping/Secondary Entrances	\$ 39,050	\$	5,858	\$	44,908
 Total 60' SFR Costs	\$ 4,264,778	\$	639,717	\$	4,904,494
Per Lot Costs	\$ 60,067	\$	9,010	\$	69,077
 Shared Costs Specifically for Residential					
Offsite Water	\$ 237,156	\$	35,573	\$	272,729
Road Improvements at Rocky River Entrance	\$ 515,000	\$	77,250	\$	592,250
Main Entry Monumentation	\$ 450,000	\$	67,500	\$	517,500
Amenity Center	\$ 1,000,000	\$	150,000	\$	1,150,000
 Total Shared Costs	\$ 2,202,156	\$	330,323	\$	2,532,479
Per Lot Shared Costs	\$ 4,597	\$	690	\$	5,287
 Lot Basis with Shared Costs					
Town Homes - Alley Loaded	\$ 34,220	\$	5,133	\$	39,353
Town Homes - Front Loaded	\$ 24,542	\$	3,681	\$	28,224
50' SFR	\$ 51,251	\$	7,688	\$	58,939
60' SFR	\$ 64,665	\$	9,700	\$	74,364

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**PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE
COMPLETE CONCEPTUAL BUDGETARY ESTIMATE SUMMARY**

October 17, 2019

Site Plan as Shown 277 Town Homes, 131 50' SFR, 71 60' SFR (479 Total)

	No Contingency	15%	Total
Shared Costs for Residential and Commercial			
Offsite Road Improvements	\$ 1,550,500	\$ 232,575	\$ 1,783,075
80% Residential	\$ 1,240,400	\$ 186,060	\$ 1,426,460
20% Commercial	\$ 310,100	\$ 46,515	\$ 356,615
Residential Share Per Lot	\$ 2,590	\$ 388	\$ 2,978
 Offsite Sewer	 \$ 3,348,930	 \$ 502,339	 \$ 3,851,269
60% Residential	\$ 2,009,358	\$ 301,404	\$ 2,310,762
40% Commercial	\$ 1,339,572	\$ 200,936	\$ 1,540,508
Residential Share Per Lot	\$ 4,195	\$ 629	\$ 4,824
 Total Residential Share	 \$ 6,784	 \$ 1,018	 \$ 7,802
 Lot Basis with Portion of Residential Shared Costs			
Town Homes - Alley Loaded	\$ 41,005	\$ 6,151	\$ 47,155
Town Homes - Front Loaded	\$ 31,327	\$ 4,699	\$ 36,026
50' SFR	\$ 58,036	\$ 8,705	\$ 66,741
60' SFR	\$ 71,449	\$ 10,717	\$ 82,167
 Costs specifically for Commercial			
Offsite Road Improvements Unionville Indian Trail and N Rocky River	\$ 500,000	\$ 75,000	\$ 575,000
 Land Basis			
Residential	Units/Acres	Value	Total
Town Homes Alley Loaded	106	\$ 18,000	\$ 1,908,000
Town Homes Front Load	171	\$ 18,000	\$ 3,078,000
50' SFR	131	\$ 24,500	\$ 3,209,500
60' SFR	71	\$ 24,500	\$ 1,739,500
Commercial	21	\$ 100,000	\$ 2,100,000
			\$ 12,035,000
 Commercial Value			
LOI from Commercial Development Company	13.3	\$ 210,000	\$ 2,793,000
LOI from Commercial Development Company (24 month delay from first closing)	8.0	\$ 225,000	\$ 1,800,000
		Total	\$ 4,593,000

MT LAND

Preliminary Budgetary Cost Estimate

Poplin Village - Master Utilities

October 17, 2019

A. TEMPORARY REGIONAL PUMP STATION, FORCEMAIN

Description:	Quantity	Unit Price	Total
1.0 Mobilization	1.00 LS	\$ 32,000.00 LS	\$ 32,000.00
			\$ 32,000.00
2.0 Pump Station Work			
a. Clearing & Grading of Site	1.00 LS	\$ 35,000.00 LS	\$ 35,000.00
b. Erosion Control	1.00 LS	\$ 12,500.00 LS	\$ 12,500.00
c. Gravel Access Drive	1.00 LS	\$ 15,000.00 LS	\$ 15,000.00
d. Pump Station (pumps, controls, generator, fencing)	1.00 LS	\$ 650,000.00 LS	\$ 650,000.00
e. 8'-10' Dia. Wet Well	1.00 LS	\$ 90,000.00 LS	\$ 90,000.00
f. Testing	1.00 LS	\$ 7,500.00 LS	\$ 7,500.00
			\$ 810,000.00
3.0 Forcemain (PS to Sardis Road)			
a. Clearing of R/W - assume 25' width	13240.00 LF	\$ 3.20 LF	\$ 42,368.00
b. Erosion Control (silt fence, incidentals, grassing)	13240.00 LF	\$ 7.90 LF	\$ 104,596.00
c. 12" PVC Forcemain - C900 DR-14	11254.00 LF	\$ 48.00 LF	\$ 540,192.00
d. 12" DIP Focemain - PC350 (Assume 15% of Length)	1986.00 LS	\$ 85.00 LS	\$ 168,810.00
e. Air/Vacuum Valve in MH	3.00 EA	\$ 7,800.00 EA	\$ 23,400.00
f. Jack & Bore 24" Steel Casing - Various Roads	450.00 LF	\$ 575.00 LF	\$ 258,750.00
g. 12" Plug Valves	4.00 EA	\$ 4,200.00 EA	\$ 16,800.00
h. Tie to Ex. Manhole	1.00 EA	\$ 3,500.00 EA	\$ 3,500.00
i. Testing	13240.00 EA	\$ 0.85 EA	\$ 11,254.00
			\$ 1,169,670.00
3.0 Crooked Creek Interceptor			
a. Clearing of R/W - assume 45' width	4785.00 LF	\$ 7.75 LF	\$ 37,083.75
b. Erosion Control (silt fence, incidentals, grassing)	4785.00 LF	\$ 10.15 LF	\$ 48,567.75
c. 24" PVC - SDR35, stone separate	3828.00 LF	\$ 84.00 LF	\$ 321,552.00
d. 24" DIP - Cement Lined PC350, stone separate	957.00 LF	\$ 155.00 LF	\$ 148,335.00
e. Stone Bedding - assume 6'Wx18" Depth	3680.00 LF	\$ 11.00 LF	\$ 40,480.00
f. 5' Dia. Manholes	16.00 EA	\$ 8,800.00 EA	\$ 140,800.00
g. Stainless Steel Manhole Vents	5.00 EA	\$ 2,700.00 EA	\$ 13,500.00
h. Jack & Bore 36" Steel Casing under Secrest Shortcut Rd	50.00 LF	\$ 875.00 LF	\$ 43,750.00
i. Temporary Stream Crossings	4.00 EA	\$ 7,500.00 EA	\$ 30,000.00
j. Rock Estimation - 6'w x 6'd (1.35 cy/lf)	4785.00 LF	\$ 102.00 LF	\$ 488,070.00
k. Testing	4785.00 EA	\$ 5.25 EA	\$ 25,121.25
			\$ 1,337,259.75
Total Estimated Cost			\$ 3,348,929.75

- Estimate taken from theoretical/conceptual layouts and subject to final design and approval
- This is an estimated cost projection based upon conceptual designs and the anticipated requirements/regulations in place at the time of analysis. The actual cost of the project may vary dependent upon the final design of the project and market conditions.

MT LAND
Preliminary Budgetary Cost Estimate
Poplin Village - Master Utilities
October 17, 2019

A. OFFSITE WATERLINE ALONG N. ROCKY RIVER ROAD

Description:	Quantity	Unit Price	Total
1.0 Mobilization	1.00 LS	\$ 15,000.00 LS	\$ 15,000.00
2.0 12" Waterline Extension			
a. Clearing of R/W - assume 25' width	1960.00 LF	\$ 3.15 LF	\$ 6,174.00
b. Erosion Control (silt fence, incidentals, grassing)	1960.00 LF	\$ 7.90 LF	\$ 15,484.00
c. 12" PVC Pipe - C900 (Assume 80% of Length)	1568.00 LF	\$ 48.00 LF	\$ 75,264.00
d. 12" DIP - PC350 (Assume 20% of Length)	392.00 LF	\$ 82.00 LF	\$ 32,144.00
e. Jack & Bore 20" Steel Casing	60.00 LF	\$ 575.00 LF	\$ 34,500.00
f. Fire Hydrant Assemblies	3.00 EA	\$ 5,800.00 EA	\$ 17,400.00
g. 12" Gate Valves	3.00 EA	\$ 4,200.00 EA	\$ 12,600.00
h. 2.5" Blowoff Assembly	1.00 EA	\$ 3,200.00 EA	\$ 3,200.00
i. Tap to Existing 16" Waterline	1.00 EA	\$ 7,200.00 EA	\$ 7,200.00
j. Repair Existing Driveways	4.00 EA	\$ 3,200.00 EA	\$ 12,800.00
k. Testing	1960.00 EA	\$ 2.75 EA	\$ 5,390.00
Total Estimated Cost			\$ 237,156.00

- Estimate taken from theoretical/conceptual layouts and subject to final design and approval
- This is an estimated cost projection based upon conceptual designs and the anticipated requirements/regulations in place at the time of analysis. The actual cost of the project may vary dependent upon the final design of the project and market conditions.

MT LAND

**PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE
CONCEPTUAL BUDGETARY ESTIMATE - TOWNHOME SECTION
PRIMARY COMMERCIAL DRIVE AREA ONLY
October 17, 2019**

A. RESIDENTIAL DEVELOPMENT COSTS - 22' TH SECTION ALONG PARKWAY (WITH ALLEYS)	\$ 2,594,654.24
- includes non-parkway 5' paved trails	
B. RESIDENTIAL DEVELOPMENT COSTS - 22' TH SECTION WITH FRONT ENTRY (NO ALLEY)	\$ 2,530,824.24
- includes non-parkway 5' paved trails	
C. ASSOCIATED COMMERCIAL ROAD COSTS - PRIMARY DRIVE	\$ 539,644.13
includes main parkway but not the improvements to Unionville Indian Trail or N. Rocky River and Unionville Indian Trail Road required from TIS	
- includes secondary access road from Unionville-Indian Trail Road to townhome section	
D. ASSOCIATED COMMERCIAL ROAD COSTS - SECONDARY ROADS ALONG COMMERCIAL	\$ 719,906.78
- does not include all driveway improvements associated with Secondary Commercial Drive & Unionville-Indian Trail	
- includes secondary access road from Unionville-Indian Trail Road to townhome section	
- includes secondary commercial road dividing townhome section and commercial section	
E. AMENITIES AND SUPPLEMENTAL LANDSCAPING COSTS	\$ 165,550.00
- no amenity included in this section (parks, pools, etc.)	
- primary entrance monumentation included	
ESTIMATED TOTAL OF CONSTRUCTION COSTS	\$ 6,550,579.38

Estimated Construction Costs Do Not Include Recommended Contingencies Found Within the Cost Estimates
RJH recommends a 15% contingency to be allocated for design and regulatory changes that are likely to occur

MT LAND
PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE
CONCEPTUAL BUDGETARY ESTIMATE - TOWNHOME SECTION
22' TH SECTION ALONG PARKWAY (WITH ALLEYS)
October 17, 2019

General Lot Information			
A. Nominal Lot Width	-	22 ft	
B. Number of Lots (Total)	-	106 units	
C. Number of Single-Loaded Lots	-	63 units (AERL / Nominal Lot Width)	
D. Lot Width vs. Road Ratio (Inefficiency)	-	1.59 (18% Inefficiency Standard - Excess to be Added)	

A. Road Costs - 14' Paved Section with Curb & Gutter Projected (LF Basis) - 1/2 Road | Excludes Alley

1.0 General Conditions	=	1 LF	*	\$	7.50 LF	=	\$	7.50
2.0 1.0" Asphalt Surface Course, Type I-2	=	1.56 SY	*	\$	8.25 SY	=	\$	12.87
3.0 1.5" Asphalt Intermediate Course, Type I-2	=	1.56 SY	*	\$	9.25 SY	=	\$	14.43
4.0 8.0" ABC Base Course	=	1.56 SY	*	\$	17.50 SY	=	\$	27.30
5.0 30" Standard Curb	=	1.00 LF	*	\$	13.50 LF	=	\$	13.50
6.0 18" Standard Curb	=	1.00 LF	*	\$	13.00 LF	=	\$	13.00
7.0 5' Concrete Sidewalk	=	1.00 LF	*	\$	18.50 LF	=	\$	18.50
8.0 Handicap Ramps	=	1.00 LF	*	\$	2.30 LF	=	\$	2.30
9.0 Fine Grade Streets & Curb	=	2.00 SY	*	\$	2.25 SY	=	\$	4.50
10.0 Dress R/W & Backfill Curb	=	1.33 SY	*	\$	2.00 SY	=	\$	2.66
Sub-Total of Road Costs per Linear Foot								= \$ 116.56
+ 26% Road Standard Inefficiency Multiplier								= \$ 30.31
Adjusted Sub-Total of Road Costs per Linear Foot								= \$ 146.87

B. Mass Grading Costs & Erosion Control Costs (LF Basis)

1.0 Erosion Control (Road + 1 Lot)	=	1 LF	*	\$	95.65 LF	=	\$	95.65
2.0 Roads & Lot Grading (Road + 1 Lot)	=	1 LF	*	\$	96.15 LF	=	\$	96.15
Sub-Total of Site Grading & Erosion Control Costs per Linear Foot								= \$ 191.80

C. Utility Installation (Water, Sewer, Storm)(LF Basis)

1.0 Storm Drainage System	=	1 LF	*	\$	61.30 LF	=	\$	61.30
2.0 Water System	=	1 LF	*	\$	86.50 LF	=	\$	86.50
3.0 Sanitary Sewer System	=	1 LF	*	\$	89.95 LF	=	\$	89.95
Sub-Total of Utility Installation Costs per Linear Foot								= \$ 237.75

D. Summary of Civil/Site Development Costs

1.0 Estimated Cost Per Lot	=	Subtotal (A + B + C) * 22	=	\$	12,681.14
2.0 Correction for Lot Inefficiency	=	Cost Per Lot * 1.41	=	\$	17,935.44
3.0 Atypical Construction Costs	=	\$ 693,497.25 /106	=	\$	6,542.43
Sub-Total of Cost Per Lot					= \$ 24,477.87

Total Cost for Development = Total No. Lots * Cost per Lot = \$ 2,594,654.24

Recommended Contingency = 15% of Development Costs = \$ 389,198.14

Total Budget (Recommended) = \$ 2,983,852.37

+ Reserved - Permitting Fees	+ \$	-
+ Reserved - Permitting Fees	+ \$	-
+ Reserved - Permitting Fees	+ \$	-
+ Reserved - Permitting Fees	+ \$	-
+ Reserved - Permitting Fees	+ \$	-

Sub-Total of Site Construction & Service Fee Costs = \$ 2,983,852.37

ATYPICAL DETAILED COST ESTIMATE - ALLEY (3945LF @ Centerline)

1.0 1.5" Asphalt Surface Course (Type I-2)	8770 SY	\$	9.25 SY	\$	81,122.50
2.0 8.0" ABC	8770 SY	\$	17.50 SY	\$	153,475.00
3.0 24" Curb	7890 LF	\$	13.00 LF	\$	102,570.00
4.0 Storm Drainage	3945 LF	\$	42.80 LF	\$	168,846.00
5.0 Fine Grade Alleys (Curb & Road)	3945 LF	\$	6.00 LF	\$	23,670.00
	Total			\$	529,683.50

ATYPICAL DETAILED COST ESTIMATE - 5' TRAIL (3760LF @ Centerline)

1.0 2.0" Asphalt Surface Course (S9.5A)	2090 SY	\$	10.75 SY	\$	22,467.50
2.0 6.0" ABC (5' + 12" Side Side)	2925 SY	\$	15.25 SY	\$	44,606.25
3.0 Fine Grade Alleys (Curb & Road)	3760 LF	\$	1.75 LF	\$	6,580.00
	Total			\$	73,653.75

MT LAND
PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE
CONCEPTUAL BUDGETARY ESTIMATE - TOWNHOME SECTION
22' TH SECTION WITH FRONT ENTRY (NO ALLEY)
October 17, 2019

General Lot Information			
A. Nominal Lot Width	-	22 ft	
B. Number of Lots (Total)	-	171 units	
C. Number of Single-Loaded Lots	-	64 units (AERL / Nominal Lot Width)	
D. Lot Width vs. Road Ratio (Inefficiency)	-	1.37 (18% Inefficiency Standard - Excess to be Added)	

A. Road Costs - 12' Paved Section with Curb & Gutter Projected (LF Basis) - 1/2 Road

1.0 General Conditions	=	1 LF	*	\$	7.50 LF	=	\$	7.50
2.0 1.0" Asphalt Surface Course, Type I-2	=	1.33 SY	*	\$	8.25 SY	=	\$	10.97
3.0 1.5" Asphalt Intermediate Course, Type I-2	=	1.33 SY	*	\$	9.25 SY	=	\$	12.30
4.0 8.0" ABC Base Course	=	1.33 SY	*	\$	17.50 SY	=	\$	23.28
5.0 24" Valley Curb	=	1.00 LF	*	\$	13.00 LF	=	\$	13.00
6.0 18" Standard Curb	=	0.00 LF	*	\$	13.00 LF	=	\$	-
7.0 5' Concrete Sidewalk	=	1.00 LF	*	\$	18.50 LF	=	\$	18.50
8.0 Handicap Ramps	=	1.00 LF	*	\$	2.30 LF	=	\$	2.30
9.0 Fine Grade Streets & Curb	=	1.56 SY	*	\$	2.25 SY	=	\$	3.51
10.0 Dress R/W & Backfill Curb	=	1.23 SY	*	\$	2.00 SY	=	\$	2.46
Sub-Total of Road Costs per Linear Foot								= \$ 93.82
+ 16% Road Standard Inefficiency Multiplier								= \$ 15.01
Adjusted Sub-Total of Road Costs per Linear Foot								= \$ 108.83

B. Mass Grading Costs & Erosion Control Costs (LF Basis)

1.0 Erosion Control (Road + 1 Lot)	=	1 LF	*	\$	84.40 LF	=	\$	84.40
2.0 Roads & Lot Grading (Road + 1 Lot)	=	1 LF	*	\$	81.85 LF	=	\$	81.85
Sub-Total of Site Grading & Erosion Control Costs per Linear Foot								= \$ 166.25

C. Utility Installation (Water, Sewer, Storm)(LF Basis)

1.0 Storm Drainage System	=	1 LF	*	\$	82.15 LF	=	\$	82.15
2.0 Water System	=	1 LF	*	\$	86.50 LF	=	\$	86.50
3.0 Sanitary Sewer System	=	1 LF	*	\$	89.95 LF	=	\$	89.95
Sub-Total of Utility Installation Costs per Linear Foot								= \$ 258.60

D. Summary of Civil/Site Development Costs

1.0 Estimated Cost Per Lot	=	Subtotal (A + B + C) * 22	=	\$	11,740.99
2.0 Correction for Lot Inefficiency	=	Cost Per Lot * 1.19	=	\$	14,021.90
3.0 Atypical Construction Costs	=	\$ 133,080.00 /171	=	\$	778.25
Sub-Total of Cost Per Lot					= \$ 14,800.14

Total Cost for Development = Total No. Lots * Cost per Lot = \$ 2,530,824.24

Recommended Contingency = 15% of Development Costs = \$ 379,623.64

Total Budget (Recommended) = \$ 2,910,447.88

+ Reserved - Permitting Fees	+ \$	-
+ Reserved - Permitting Fees	+ \$	-
+ Reserved - Permitting Fees	+ \$	-
+ Reserved - Permitting Fees	+ \$	-
+ Reserved - Permitting Fees	+ \$	-

Sub-Total of Site Construction & Service Fee Costs = \$ 2,910,447.88

MT LAND
PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE
CONCEPTUAL BUDGETARY ESTIMATE - TOWNHOME SECTION
PRIMARY COMMERCIAL DRIVE AREA ONLY
October 17, 2019

General Lot Information			
A.	Estimated Road Length - Main Drive	-	650 ft 15' Ingress + 36' Egress (84' R/W)

A. Commercial Road Costs - 51' Paved Section with Curb & Gutter Projected (LF Basis) - Main Entrance

1.0	General Conditions	=	1 LF	*	\$	12.50 LF	=	\$	12.50	
2.0	2.0" Asphalt Surface Course, Type I-2	=	5.67 SY	*	\$	9.75 SY	=	\$	55.28	
3.0	2.0" Asphalt Binder Course, Type H	=	5.67 SY	*	\$	10.25 SY	=	\$	58.12	
4.0	10.0" ABC Base Course	=	5.67 SY	*	\$	19.50 SY	=	\$	110.57	
5.0	30" Standard Curb	=	2.00 LF	*	\$	13.50 LF	=	\$	27.00	
6.0	18" Standard Curb	=	2.00 LF	*	\$	13.00 LF	=	\$	26.00	
7.0	5' Concrete Sidewalk	=	2.00 LF	*	\$	18.50 LF	=	\$	37.00	
8.0	Handicap Ramps	=	2.00 LF	*	\$	3.25 LF	=	\$	6.50	
9.0	Fine Grade Streets & Curb	=	7.11 SY	*	\$	2.25 SY	=	\$	16.00	
10.0	Dress R/W & Backfill Curb	=	2.67 SY	*	\$	2.00 SY	=	\$	5.34	
Sub-Total of Road Costs per Linear Foot								=	\$	354.30
Adjusted Sub-Total of Road Costs per Linear Foot								=	\$	354.30

B. Mass Grading Costs & Erosion Control Costs (LF Basis)

1.0	Erosion Control (R/W + 20' Each Side)	=	1 LF	*	\$	50.65 LF	=	\$	50.65	
2.0	Roads & Shoulders	=	1 LF	*	\$	51.75 LF	=	\$	51.75	
Sub-Total of Site Grading & Erosion Control Costs per Linear Foot								=	\$	102.40

C. Utility Installation (Water, Sewer, Storm)(LF Basis)

1.0	Storm Drainage System	=	1 LF	*	\$	108.25 LF	=	\$	108.25	
2.0	Water System	=	1 LF	*	\$	73.00 LF	=	\$	73.00	
3.0	Sanitary Sewer System	=	1 LF	*	\$	93.50 LF	=	\$	93.50	
Sub-Total of Utility Installation Costs per Linear Foot								=	\$	274.75

D. Summary of Civil/Site Development Costs

1.0	Total Estimated Costs	=	Subtotal (A + B + C)*Road Length	=	\$	475,444.13		
2.0	Atypical Construction Costs	=	\$ 1,644,700.00	=	\$	1,644,700.00		
Subtotal of Road Costs						=	\$	2,120,144.13
Total Cost for Roads						=	\$	2,120,144.13
Recommended Contingency						=	\$	318,021.62
Total Budget (Recommended)						=	\$	2,438,165.74
Total Estimated Budget for Project						=	\$	2,438,165.74

Road Notes:

Roads based on full width per LF measurement
 Sidewalk required on both sides of streets
 Dry utilities (conduits) and street lights not included

Atypical Construction:

8' Paved Alley	0 LS	See Below for Details	@	\$	-	LS	=	-
5' Paved Trails	0 LS	See Below for Details	@	\$	-	LS	=	-
Segmented Retaining Wall:	0 SF	Basic SRW w/Eng.	@		19.5	SF	=	-
8" Offsite Sewer Outfall	0 LF	Pipe, MHs, EC	@		115	LF	=	-
Sewer/Stream Crossings	0 EA	In The Dry Install	@		8500	EA	=	-
Stream Stabilization	0 EA	Armor Banks	@		4500	EA	=	-
Site Rock	0 CY	Roads, Pads, Utilities	@		35	CY	=	-
Water - Bore Road	90 LF	18" Steel Casing	@		550	LF	=	49,500.00
Water Taps	1 EA	Wet Tap	@		7500	EA	=	7,500.00
							=	\$ 57,000.00
Driveway Improvements	1	Main Drive - Various	@		1080500	LS	=	1,080,500.00
	1	Rocky River Road	@		500000	LS	=	500,000.00
	0	Reserved	@		0	LS	=	-
Water Quality	0	Permanent BMPs (Convert)	@		35000	EA	=	-
Street Trees @ 40' OC	30	Trees	@		240	EA	=	7,200.00
	0	Reserved	@		0	EA	=	-
							=	\$ 1,587,700.00
								Atypicals \$ 1,644,700.00

Utility Notes:

	Lots	% of Lots	Cost/LF	Cost/Lot/LF
LPSS	0	0	65	32.5
Gravity	0	100	90	45
\$00.00/LF for Water Service (\$1100/Lot)		LPSS:	\$21/LF for forcemain and	
\$25.00/LF for Appurtenances			\$15.25/lf for LPSS Service Boxes (\$900/lot)	
\$45.000/LF for base waterline costs		LPSS:	Pumps not included (\$6,500/Lot)	
\$3.00/LF for waterline testing		Gravity:	Apply 1/2 to Cost/Lot	
			\$00.00/lf for Sewer Lateral (\$950 per lot)	
			\$3.50/lf for appurtenances and testing	
Cost Per LF-Road (Excludes Atypical Costs)		=	\$ 731.45 LF	

This estimate provided for references purposes only and it taken from either a concept plan or preliminary plat. This estimate produced without the benefit of completed design drawings and is not based on a hard takeoff. It is cautioned that Client/Developer provide contingencies for changes in market conditions, availability of contractors, changes in design/work scope, etc.

MT LAND
PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE
CONCEPTUAL BUDGETARY ESTIMATE - TOWNHOME SECTION
SECONDARY COMMERCIAL ROADS ONLY
October 17, 2019

General Lot Information			
A. Estimated Road Length - Others	-	1170 ft	12' Lanes (Use 13' to Account for Transitions)(50' R/W)

A. Commercial Road Costs - 26' Paved Section with Curb & Gutter Projected (LF Basis) - Other Drives/Roads

1.0	General Conditions	=	1 LF	*	\$	12.50 LF	=	\$	12.50
2.0	2.0" Asphalt Surface Course, Type I-2	=	2.89 SY	*	\$	9.75 SY	=	\$	28.18
3.0	2.0" Asphalt Binder Course, Type H	=	2.89 SY	*	\$	10.25 SY	=	\$	29.62
4.0	10.0" ABC Base Course	=	2.89 SY	*	\$	19.50 SY	=	\$	56.36
5.0	30" Standard Curb	=	2.00 LF	*	\$	13.50 LF	=	\$	27.00
6.0	18" Standard Curb	=	0.00 LF	*	\$	13.00 LF	=	\$	-
7.0	5' Concrete Sidewalk	=	2.00 LF	*	\$	18.50 LF	=	\$	37.00
8.0	Handicap Ramps	=	2.00 LF	*	\$	3.25 LF	=	\$	6.50
9.0	Fine Grade Streets & Curb	=	3.45 SY	*	\$	2.25 SY	=	\$	7.76
10.0	Dress R/W & Backfill Curb	=	2.67 SY	*	\$	2.00 SY	=	\$	5.34

Adjusted Sub-Total of Road Costs per Linear Foot = \$ 210.26

B. Mass Grading Costs & Erosion Control Costs (LF Basis)

1.0	Erosion Control (R/W + 20' Each Side)	=	1 LF	*	\$	40.15 LF	=	\$	40.15
2.0	Roads & Shoulders	=	1 LF	*	\$	38.25 LF	=	\$	38.25

Sub-Total of Site Grading & Erosion Control Costs per Linear Foot = \$ 78.40

C. Utility Installation (Water, Sewer, Storm)(LF Basis)

1.0	Storm Drainage System	=	1 LF	*	\$	108.25 LF	=	\$	108.25
2.0	Water System	=	1 LF	*	\$	73.00 LF	=	\$	73.00
3.0	Sanitary Sewer System	=	1 LF	*	\$	93.50 LF	=	\$	93.50

Sub-Total of Utility Installation Costs per Linear Foot = \$ 274.75

D. Summary of Civil/Site Development Costs

1.0	Total Estimated Costs	=	Subtotal (A + B + C)*Road Length	=	\$	659,186.78
2.0	Atypical Construction Costs	=	\$ 530,720.00	=	\$	530,720.00

Subtotal of Road Costs = \$ 1,189,906.78

Total Cost for Roads = \$ 1,189,906.78

Recommended Contingency = 15% of Development Costs = \$ 178,486.02

Total Budget (Recommended) = \$ 1,368,392.79

Total Estimated Budget for Project = \$ 1,368,392.79

MT LAND
PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE
CONCEPTUAL BUDGETARY ESTIMATE - TOWNHOME SECTION
AMENITIES & SUPPLEMENTAL LANDSCAPING
October 17, 2019

A. Site Amenities

1.0 Reserved	=	0.00 EA	*	\$	-	EA	=	\$	-
2.0 Reserved	=	0.00 EA	*	\$	-	EA	=	\$	-
3.0 Reserved	=	0.00 EA	*	\$	-	EA	=	\$	-
Sub-Total of Site Amenity Costs							=	\$	-

B. Monuments and Landscaping

1.0 Entry Monumentation - Secondary	=	1 LS	*	\$	-	LF	=	\$	-
2.0 Landscaping - Road Buffers	=	1960 LF	*	\$	35.00	LF	=	\$	68,600.00
3.0 Landscaping - Misc. Plantings	=	277 Lot	*	\$	350.00	Lot	=	\$	96,950.00
Sub-Total of Monuments & Landscaping							=	\$	165,550.00

C. Summary of Landscaping & Amenities Costs
--

1.0 Total of Estimated Costs	=	Subtotal (A + B)	=	\$	165,550.00
2.0 Contingency (10% Estimated)	=	Total of Costs X 0.10	=	\$	16,555.00
Total Estimated Budget			=	\$	182,105.00

Total Cost per Lot \$ 657.42 (Includes Contingency)

This estimate provided for references purposes only and it taken from either a concept plan or preliminary plat. This estimate produced without the benefit of completed design drawings and is not based on a hard takeoff. It is cautioned that Client/Developer provide contingencies for changes in market conditions, availability of contractors, changes in design/work scope, etc.

MT LAND

**PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE
CONCEPTUAL BUDGETARY ESTIMATE - 50' SFR LOT AREA
COST SUMMARY
October 17, 2019**

A. RESIDENTIAL DEVELOPMENT COSTS	\$ 4,679,942.13
- includes non-parkway 5' paved trail	
B. ASSOCIATED PARKWAY COSTS	\$ 1,306,299.64
- includes parkway and 8' multi-purpose trail	
- no road improvements included	
C. AMENITIES AND SUPPLEMENTAL LANDSCAPING COSTS	\$ 125,425.00
- amenity included in this section (parks, pools, etc.)	
<hr/> ESTIMATED TOTAL OF CONSTRUCTION COSTS	<hr/> \$ 6,111,666.76

Estimated Construction Costs Do Not Include Recommended Contingencies Found Within the Cost Estimates
RJH recommends a 15% contingency to be allocated for design and regulatory changes that are likely to occur

MT LAND
PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE
CONCEPTUAL BUDGETARY ESTIMATE - 50' SFR LOT AREA
RESIDENTIAL AREA ONLY
October 17, 2019

General Lot Information			
A. Nominal Lot Width	-	50 ft	
B. Number of Lots (Total)	-	131 units	
C. Number of Single-Loaded Lots	-	75 units (AERL / Nominal Lot Width)	
D. Lot Width vs. Road Ratio (Inefficiency)	-	1.57 (18% Inefficiency Standard - Excess to be Added)	

A. Road Costs - 12' Paved Section with Curb & Gutter Projected (LF Basis) - 1/2 Road

1.0 General Conditions	=	1 LF	*	\$	7.50 LF	=	\$	7.50
2.0 1.0" Asphalt Surface Course, Type I-2	=	1.33 SY	*	\$	8.25 SY	=	\$	10.97
3.0 1.5" Asphalt Intermediate Course, Type I-2	=	1.33 SY	*	\$	9.25 SY	=	\$	12.30
4.0 8.0" ABC Base Course	=	1.33 SY	*	\$	17.50 SY	=	\$	23.28
5.0 24" Valley Curb	=	1.00 LF	*	\$	13.00 LF	=	\$	13.00
6.0 18" Standard Curb	=	0.00 LF	*	\$	13.00 LF	=	\$	-
7.0 5' Concrete Sidewalk	=	1.00 LF	*	\$	18.50 LF	=	\$	18.50
8.0 Handicap Ramps	=	1.00 LF	*	\$	2.30 LF	=	\$	2.30
9.0 Fine Grade Streets & Curb	=	1.56 SY	*	\$	2.25 SY	=	\$	3.51
10.0 Dress R/W & Backfill Curb	=	1.23 SY	*	\$	2.00 SY	=	\$	2.46
Sub-Total of Road Costs per Linear Foot								= \$ 93.82
+ 25% Road Standard Inefficiency Multiplier								= \$ 23.46
Adjusted Sub-Total of Road Costs per Linear Foot								= \$ 117.28

B. Mass Grading Costs & Erosion Control Costs (LF Basis)

1.0 Erosion Control (Road + 1 Lot)	=	1 LF	*	\$	79.70 LF	=	\$	79.70
2.0 Roads & Lot Grading (Road + 1 Lot)	=	1 LF	*	\$	118.15 LF	=	\$	118.15
Sub-Total of Site Grading & Erosion Control Costs per Linear Foot								= \$ 197.85

C. Utility Installation (Water, Sewer, Storm)(LF Basis)

1.0 Storm Drainage System	=	1 LF	*	\$	51.75 LF	=	\$	51.75
2.0 Water System	=	1 LF	*	\$	58.50 LF	=	\$	58.50
3.0 Sanitary Sewer System	=	1 LF	*	\$	65.75 LF	=	\$	65.75
Sub-Total of Utility Installation Costs per Linear Foot								= \$ 176.00

D. Summary of Civil/Site Development Costs

1.0 Estimated Cost Per Lot	=	Subtotal (A + B + C) * 50	=	\$	24,556.25	
2.0 Correction for Lot Inefficiency	=	Cost Per Lot * 1.39	=	\$	34,195.05	
3.0 Atypical Construction Costs	=	\$ 200,391.00 /131	=	\$	1,529.70	
Sub-Total of Cost Per Lot						= \$ 35,724.75
Total Cost for Development						= \$ 4,679,942.13
Recommended Contingency						= \$ 701,991.32
Total Budget (Recommended)						= \$ 5,381,933.44
+ Reserved - Permitting Fees			+ \$		-	
+ Reserved - Permitting Fees			+ \$		-	
+ Reserved - Permitting Fees			+ \$		-	
+ Reserved - Permitting Fees			+ \$		-	
+ Reserved - Permitting Fees			+ \$		-	
Sub-Total of Site Construction & Service Fee Costs						= \$ 5,381,933.44

ATYPICAL DETAILED COST ESTIMATE - 5' TRAIL (3562LF @ Centerline)

1.0 2.0" Asphalt Surface Course (S9.5A)	1980 SY	\$	13.25 SY	\$	26,235.00
2.0 6.0" ABC (5' + 12" Side Side)	2770 SY	\$	15.25 SY	\$	42,242.50
3.0 Fine Grade Trails	3562 LF	\$	1.75 LF	\$	6,233.50
	Total			\$	74,711.00

MT LAND
PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE
CONCEPTUAL BUDGETARY ESTIMATE - 50' SFR LOT AREA
PARKWAY AREA ONLY
October 17, 2019

General Lot Information	
A. Estimated Road Length - Parkway	- 1882 ft

A. Road Costs - 28' Paved Section with Curb & Gutter Projected (LF Basis) - Full Road

1.0	General Conditions	=	1 LF	*	\$	12.50 LF	=	\$	12.50	
2.0	1.0" Asphalt Surface Course, Type I-2	=	3.12 SY	*	\$	8.25 SY	=	\$	25.74	
3.0	1.5" Asphalt Intermediate Course, Type I-2	=	3.12 SY	*	\$	9.25 SY	=	\$	28.86	
4.0	8.0" ABC Base Course	=	3.12 SY	*	\$	17.50 SY	=	\$	54.60	
5.0	30" Standard Curb	=	2.00 LF	*	\$	13.50 LF	=	\$	27.00	
6.0	18" Standard Curb	=	2.00 LF	*	\$	13.00 LF	=	\$	26.00	
7.0	5' Concrete Sidewalk	=	0.50 LF	*	\$	18.50 LF	=	\$	9.25	
8.0	Handicap Ramps	=	2.00 LF	*	\$	2.30 LF	=	\$	4.60	
9.0	Fine Grade Streets & Curb	=	4.67 SY	*	\$	2.25 SY	=	\$	10.51	
10.0	Dress R/W & Backfill Curb	=	3.33 SY	*	\$	2.00 SY	=	\$	6.66	
								=	\$	205.72
Sub-Total of Road Costs per Linear Foot								=	\$	205.72
Adjusted Sub-Total of Road Costs per Linear Foot								=	\$	205.72

B. Mass Grading Costs & Erosion Control Costs (LF Basis)

1.0	Erosion Control (R/W + 20' Each Side)	=	1 LF	*	\$	50.65 LF	=	\$	50.65	
2.0	Roads & Shoulders	=	1 LF	*	\$	47.25 LF	=	\$	47.25	
Sub-Total of Site Grading & Erosion Control Costs per Linear Foot								=	\$	97.90

C. Utility Installation (Water, Sewer, Storm)(LF Basis)

1.0	Storm Drainage System	=	1 LF	*	\$	108.25 LF	=	\$	108.25	
2.0	Water System	=	1 LF	*	\$	73.00 LF	=	\$	73.00	
3.0	Sanitary Sewer System	=	1 LF	*	\$	93.50 LF	=	\$	93.50	
Sub-Total of Utility Installation Costs per Linear Foot								=	\$	274.75

D. Summary of Civil/Site Development Costs

1.0	Total Estimated Costs	=	Subtotal (A + B + C)*Road Length	=	\$	1,088,487.64		
2.0	Atypical Construction Costs	=	\$ 217,812.00	=	\$	217,812.00		
Subtotal of Road Costs						=	\$	1,306,299.64

Total Cost for Roads	=	=	\$	1,306,299.64	
Recommended Contingency	=	15% of Development Costs	=	\$	195,944.95
Total Budget (Recommended)	=	=	\$	1,502,244.58	

Total Estimated Budget for Project	=	=	\$	1,502,244.58
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Road Notes:

Roads based on full width per LF measurement
 Sidewalk required on both sides of streets
 Dry utilities (conduits) and street lights not included

Atypical Construction:

8' Concrete Trail	1 LS	See Below for Details	@	\$ 62,412.00	LS	=	62,412.00	
5' Paved Trails	0 LS	See Below for Details	@	\$ -	LS	=	-	
Culvert Crossing	1 LS	Culvert + Walls	@	\$135,000.00	LS	=	135,000.00	
8" Offsite Sewer Outfall	0 LF	Pipe, MHs, EC	@	\$ 115.00	LF	=	-	
Sewer/Stream Crossings	0 EA	In The Dry Install	@	\$ 8,500.00	EA	=	-	
Stream Stabilization	0 EA	Armor Banks	@	\$ 4,500.00	EA	=	-	
Site Rock	0 CY	Roads, Pads, Utilities	@	\$ 35.00	CY	=	-	
Water - Bore Road	0 LF	18" Steel Casing	@	\$ 450.00	LF	=	-	
Water Taps	0 EA	Wet Tap	@	\$ 7,500.00	EA	=	-	
							= \$	197,412.00
Driveway Improvements	0 Reserved		@		0 LS	=	-	
	0 Reserved		@		0 LS	=	-	
	0 Reserved		@		0 LS	=	-	
Water Quality	0	Permanent BMPs (Convert)	@		35000 EA	=	-	
Street Trees @ 40' OC	85	Trees	@		240 EA	=	20,400.00	
	0	Reserved	@		0 EA	=	-	
							= \$	20,400.00
							Atypicals \$	217,812.00

Utility Notes:

	Lots	% of Lots	Cost/LF	Cost/Lot/LF
LPSS	0	0	65	32.5
Gravity	0	100	90	45
\$00.00/LF for Water Service (\$1100/Lot)		LPSS:	\$21/LF for forcemain and	
\$25.00/LF for Appurtenances			\$15.25/lf for LPSS Service Boxes (\$900/lot)	
\$45.000/LF for base waterline costs		LPSS:	Pumps not included (\$6,500/Lot)	
\$3.00/LF for waterline testing		Gravity:	Apply 1/2 to Cost/Lot	
			\$00.00/lf for Sewer Lateral (\$950 per lot)	
			\$3.50/lf for appurtenances and testing	

Cost Per LF-Road (Excludes Atypical Co = \$ 578.37 LF

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ATYPICAL DETAILED COST ESTIMATE - 8' TRAIL (1512LF @ Centerline)

1.0 4.0" Thick Concrete Trail (in Public R/W)	1344 SY	\$	33.00 SY	\$	44,352.00
2.0 4.0" ABC (8' + 12" Side Side)	1680 SY	\$	8.50 SY	\$	14,280.00
3.0 Fine Grade Trail	1512 LF	\$	2.50 LF	\$	3,780.00
	Total			\$	62,412.00

MT LAND
PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE
CONCEPTUAL BUDGETARY ESTIMATE - 50' SFR LOT AREA
AMENITIES AND SUPPLEMENTAL LANDSCAPING
October 17, 2019

A. Site Amenities

1.0 Amenity Buildings + Parking Area	=	0 LS	*	\$	-	LF	=	\$	-
2.0 Reserved	=	0.00 EA	*	\$	-	EA	=	\$	-
3.0 Reserved	=	0.00 EA	*	\$	-	EA	=	\$	-
Sub-Total of Site Amenity Costs							=	\$	-

B. Monuments and Landscaping

1.0 Entry Monumentation - Secondary	=	1 LS	*	\$	-	LS	=	\$	-
2.0 Landscaping - Road Buffers	=	1525 LF	*	\$	35.00	LF	=	\$	53,375.00
3.0 Landscaping - Misc. Plantings	=	131 Lot	*	\$	550.00	Lot	=	\$	72,050.00
Sub-Total of Monuments & Landscaping							=	\$	125,425.00

C. Summary of Landscaping & Amenities Costs
--

1.0 Total of Estimated Costs	=	Subtotal (A + B)	=	\$	125,425.00
2.0 Contingency (10% Estimated)	=	Total of Costs X 0.10	=	\$	12,542.50
Total Estimated Budget			=	\$	137,967.50

Total Cost per Lot \$ 1,053.19 (With Contingency)

This estimate provided for references purposes only and it taken from either a concept plan or preliminary plat. This estimate produced without the benefit of completed design drawings and is not based on a hard takeoff. It is cautioned that Client/Developer provide contingencies for changes in market conditions, availability of contractors, changes in design/work scope, etc.

MT LAND PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE CONCEPTUAL BUDGETARY ESTIMATE - 60' SFR LOT AREA COST SUMMARY October 17, 2019
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A.	RESIDENTIAL DEVELOPMENT COSTS	\$ 2,919,481.76
	- includes non-parkway 5' paved trail	
B.	ASSOCIATED PARKWAY COSTS	\$ 1,306,246.03
	- includes parkway and 8' multi-purpose trail	
	- does not include road access improvements at N. Rocky River Road	
C.	AMENITIES AND SUPPLEMENTAL LANDSCAPING COSTS	\$ 39,050.00
	- no amenity included in this section (parks, pools, etc.)	
<hr/>		
	ESTIMATED TOTAL OF CONSTRUCTION COSTS	\$ 4,264,777.78

Estimated Construction Costs Do Not Include Recommended Contingencies Found Within the Cost Estimates
 RJH recommends a 15% contingency to be allocated for design and regulatory changes that are likely to occur

MT LAND
PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE
CONCEPTUAL BUDGETARY ESTIMATE - 60' SFR LOT AREA
RESIDENTIAL AREA ONLY
October 17, 2019

General Lot Information			
A. Nominal Lot Width	-	60 ft	
B. Number of Lots (Total)	-	71 units (Includes Anticipated 15 Lots in Monroe)	
C. Number of Single-Loaded Lots	-	40 units (AERL / Nominal Lot Width)	
D. Lot Width vs. Road Ratio (Inefficiency)	-	1.56 (18% Inefficiency Standard - Excess to be Added)	

A. Road Costs - 12' Paved Section with Curb & Gutter Projected (LF Basis) - 1/2 Road

1.0 General Conditions	=	1 LF	*	\$	7.50 LF	=	\$	7.50
2.0 1.0" Asphalt Surface Course, Type I-2	=	1.33 SY	*	\$	8.25 SY	=	\$	10.97
3.0 1.5" Asphalt Intermediate Course, Type I-2	=	1.33 SY	*	\$	9.25 SY	=	\$	12.30
4.0 8.0" ABC Base Course	=	1.33 SY	*	\$	17.50 SY	=	\$	23.28
5.0 24" Valley Curb	=	1.00 LF	*	\$	13.00 LF	=	\$	13.00
6.0 18" Standard Curb	=	0.00 LF	*	\$	13.00 LF	=	\$	-
7.0 5' Concrete Sidewalk	=	1.00 LF	*	\$	18.50 LF	=	\$	18.50
8.0 Handicap Ramps	=	1.00 LF	*	\$	2.30 LF	=	\$	2.30
9.0 Fine Grade Streets & Curb	=	1.56 SY	*	\$	2.25 SY	=	\$	3.51
10.0 Dress R/W & Backfill Curb	=	1.23 SY	*	\$	2.00 SY	=	\$	2.46
Sub-Total of Road Costs per Linear Foot								= \$ 93.82
+ 24% Road Standard Inefficiency Multiplier								= \$ 22.52
Adjusted Sub-Total of Road Costs per Linear Foot								= \$ 116.34

B. Mass Grading Costs & Erosion Control Costs (LF Basis)

1.0 Erosion Control (Road + 1 Lot)	=	1 LF	*	\$	77.35 LF	=	\$	77.35
2.0 Roads & Lot Grading (Road + 1 Lot)	=	1 LF	*	\$	115.35 LF	=	\$	115.35
Sub-Total of Site Grading & Erosion Control Costs per Linear Foot								= \$ 192.70

C. Utility Installation (Water, Sewer, Storm)(LF Basis)

1.0 Storm Drainage System	=	1 LF	*	\$	48.75 LF	=	\$	48.75
2.0 Water System	=	1 LF	*	\$	54.85 LF	=	\$	54.85
3.0 Sanitary Sewer System	=	1 LF	*	\$	62.60 LF	=	\$	62.60
Sub-Total of Utility Installation Costs per Linear Foot								= \$ 166.20

D. Summary of Civil/Site Development Costs

1.0 Estimated Cost Per Lot	=	Subtotal (A + B + C) * 60	=	\$	28,514.21
2.0 Correction for Lot Inefficiency	=	Cost Per Lot * 1.38	=	\$	39,445.99
3.0 Atypical Construction Costs	=	\$ 118,816.25 /71	=	\$	1,673.47
Sub-Total of Cost Per Lot					= \$ 41,119.46
Total Cost for Development					= \$ 2,919,481.76
Recommended Contingency					= \$ 437,922.26
Total Budget (Recommended)					= \$ 3,357,404.02
+ Reserved - Permitting Fees			+ \$	-	
+ Reserved - Permitting Fees			+ \$	-	
+ Reserved - Permitting Fees			+ \$	-	
+ Reserved - Permitting Fees			+ \$	-	
+ Reserved - Permitting Fees			+ \$	-	
Sub-Total of Site Construction & Service Fee Costs					= \$ 3,357,404.02

ATYPICAL DETAILED COST ESTIMATE - 5' TRAIL (610LF @ Centerline)

1.0 2.0" Asphalt Surface Course (S9.5A)	340 SY	\$	13.25 SY	\$	4,505.00
2.0 6.0" ABC (5' + 12" Side Side)	475 SY	\$	15.25 SY	\$	7,243.75
3.0 Fine Grade Trails	610 LF	\$	1.75 LF	\$	1,067.50
	Total			\$	12,816.25

MT LAND
PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE
CONCEPTUAL BUDGETARY ESTIMATE - 60' SFR LOT AREA
PARKWAY AREA ONLY
October 17, 2019

General Lot Information			
A.	Estimated Road Length - Parkway	-	1830 ft Assume Road Section through Monroe Property

A. Road Costs - 28' Paved Section with Curb & Gutter Projected (LF Basis) - Full Road

1.0	General Conditions	=	1 LF	*	\$	12.50 LF	=	\$	12.50	
2.0	1.0" Asphalt Surface Course, Type I-2	=	3.12 SY	*	\$	8.25 SY	=	\$	25.74	
3.0	1.5" Asphalt Intermediate Course, Type I-2	=	3.12 SY	*	\$	9.25 SY	=	\$	28.86	
4.0	8.0" ABC Base Course	=	3.12 SY	*	\$	17.50 SY	=	\$	54.60	
5.0	30" Standard Curb	=	2.00 LF	*	\$	13.50 LF	=	\$	27.00	
6.0	18" Standard Curb	=	2.00 LF	*	\$	13.00 LF	=	\$	26.00	
7.0	5' Concrete Sidewalk	=	0.20 LF	*	\$	18.50 LF	=	\$	3.70	
8.0	Handicap Ramps	=	2.00 LF	*	\$	2.30 LF	=	\$	4.60	
9.0	Fine Grade Streets & Curb	=	4.67 SY	*	\$	2.25 SY	=	\$	10.51	
10.0	Dress R/W & Backfill Curb	=	3.33 SY	*	\$	2.00 SY	=	\$	6.66	
Sub-Total of Road Costs per Linear Foot								=	\$	200.17
Adjusted Sub-Total of Road Costs per Linear Foot								=	\$	200.17

B. Mass Grading Costs & Erosion Control Costs (LF Basis)

1.0	Erosion Control (R/W + 20' Each Side)	=	1 LF	*	\$	50.65 LF	=	\$	50.65	
2.0	Roads & Shoulders	=	1 LF	*	\$	65.25 LF	=	\$	65.25	
Sub-Total of Site Grading & Erosion Control Costs per Linear Foot								=	\$	115.90

C. Utility Installation (Water, Sewer, Storm)(LF Basis)

1.0	Storm Drainage System	=	1 LF	*	\$	108.25 LF	=	\$	108.25	
2.0	Water System	=	1 LF	*	\$	73.00 LF	=	\$	73.00	
3.0	Sanitary Sewer System	=	1 LF	*	\$	93.50 LF	=	\$	93.50	
Sub-Total of Utility Installation Costs per Linear Foot								=	\$	274.75

D. Summary of Civil/Site Development Costs

1.0	Total Estimated Costs	=	Subtotal (A + B + C)*Road Length	=	\$	1,081,196.03		
2.0	Atypical Construction Costs	=	\$ 740,050.00	=	\$	740,050.00		
Subtotal of Road Costs						=	\$	1,821,246.03

Total Cost for Roads	=	=	\$	1,821,246.03	
Recommended Contingency	=	15% of Development Costs	=	\$	273,186.90
Total Budget (Recommended)	=	=	\$	2,094,432.93	

Total Estimated Budget for Project	=	=	\$	2,094,432.93
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Road Notes:

Roads based on full width per LF measurement
 Sidewalk required on both sides of streets
 Dry utilities (conduits) and street lights not included

Atypical Construction:

8' Concrete Trail	1 LS	See Below for Details	@	\$ 70,370.00	LS	=	70,370.00	
5' Paved Trails	0 LS	See Below for Details	@	\$ -	LS	=	-	
Culvert Crossing	1 LS	Culvert + Walls	@	\$135,000.00	LS	=	135,000.00	
8" Offsite Sewer Outfall	0 LF	Pipe, MHs, EC	@	\$ 115.00	LF	=	-	
Sewer/Stream Crossings	0 EA	In The Dry Install	@	\$ 8,500.00	EA	=	-	
Stream Stabilization	0 EA	Armor Banks	@	\$ 4,500.00	EA	=	-	
Site Rock	0 CY	Roads, Pads, Utilities	@	\$ 35.00	CY	=	-	
Water - Bore Road	0 LF	18" Steel Casing	@	\$ 450.00	LF	=	-	
Water Taps	0 EA	Wet Tap	@	\$ 7,500.00	EA	=	-	
							= \$	205,370.00
Driveway Improvements	1	Rocky River Road Access	@	515000	LS	=	515,000.00	
	0	Reserved	@	0	LS	=	-	
	0	Reserved	@	0	LS	=	-	
Water Quality	0	Permanent BMPs (Convert)	@	35000	EA	=	-	
Street Trees @ 40' OC	82	Trees	@	240	EA	=	19,680.00	
	0	Reserved	@	0	EA	=	-	
							= \$	534,680.00
							Atypicals \$	740,050.00

Utility Notes:

	Lots	% of Lots	Cost/LF	Cost/Lot/LF
LPSS	0	0	65	32.5
Gravity	0	100	90	45
\$00.00/LF for Water Service (\$1100/Lot)	LPSS:		\$21/LF for forcemain and	
\$25.00/LF for Appurtenances			\$15.25/lf for LPSS Service Boxes (\$900/lot)	
\$45.000/LF for base waterline costs	LPSS:		Pumps not included (\$6,500/Lot)	
\$3.00/LF for waterline testing	Gravity:		Apply 1/2 to Cost/Lot	
			\$00.00/lf for Sewer Lateral (\$950 per lot)	
			\$3.50/lf for appurtenances and testing	

Cost Per LF-Road (Excludes Atypical Co = \$ 590.82 LF

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ATYPICAL DETAILED COST ESTIMATE - 8' TRAIL (1830LF @ Centerline)

1.0 4.0" Thick Concrete Trail (in Public R/W)	1627 SY	\$	33.00 SY	\$	53,691.00
2.0 4.0" ABC (8' + 12" Side Side)	1424 SY	\$	8.50 SY	\$	12,104.00
3.0 Fine Grade Trail	1830 LF	\$	2.50 LF	\$	4,575.00
	Total			\$	70,370.00

MT LAND
PROBABLE ESTIMATED SITE DEVELOPMENT COSTS - POPLIN VILLAGE
CONCEPTUAL BUDGETARY ESTIMATE - 60' SFR LOT AREA
AMENITIES AND SUPPLEMENTAL LANDSCAPING
October 17, 2019

A. Site Amenities

1.0 Amenity Buildings + Parking Area	=	0 LS	*	\$	-	LF	=	\$	-
2.0 Reserved	=	0.00 EA	*	\$	-	EA	=	\$	-
3.0 Reserved	=	0.00 EA	*	\$	-	EA	=	\$	-
Sub-Total of Site Amenity Costs							=	\$	-

B. Monuments and Landscaping

1.0 Entry Monumentation - Secondary	=	1 LS	*	\$	-	LS	=	\$	-
2.0 Landscaping - Road Buffers	=	0 LF	*	\$	35.00	LF	=	\$	-
3.0 Landscaping - Misc. Plantings	=	71 Lot	*	\$	550.00	Lot	=	\$	39,050.00
Sub-Total of Monuments & Landscaping							=	\$	39,050.00

C. Summary of Landscaping & Amenities Costs
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1.0 Total of Estimated Costs	=	Subtotal (A + B)	=	\$	39,050.00
2.0 Contingency (10% Estimated)	=	Total of Costs X 0.10	=	\$	3,905.00
Total Estimated Budget			=	\$	42,955.00

Total Cost per Lot \$ 605.00 (With Contingency)

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