

# ESTIMATED LAND DEVELOPMENT COSTS WORKSHEET

ELDC

For Property / Project: \_\_\_\_\_ Date: \_\_\_\_\_

## LAND COSTS:

Land ..... \$ \_\_\_\_\_

Attorney / Closing Costs ( $\pm 7\%$ ) ..... \$ \_\_\_\_\_

**TOTAL LAND COST: \$ \_\_\_\_\_**

## SOFT COSTS:

Survey ..... \$ \_\_\_\_\_

Traffic Impact Study ..... \$ \_\_\_\_\_

Sketch / Concept Phase ..... \$ \_\_\_\_\_

Preliminary Subdivision Plan ..... \$ \_\_\_\_\_

Final Subdivision Plan ..... \$ \_\_\_\_\_

E & S Control Plan ..... \$ \_\_\_\_\_

Wetlands / Environmental Permitting ..... \$ \_\_\_\_\_

Revisions ..... \$ \_\_\_\_\_

**SUBTOTAL Professional Fees \$ \_\_\_\_\_**

Plan / Report Reproduction Costs / Recording ..... \$ \_\_\_\_\_

Township, County, LCCD Application / Escrow Fees .... \$ \_\_\_\_\_

Sewer Application & Review Fees ..... \$ \_\_\_\_\_

**SUBTOTAL Reproduction / Submittal Fees \$ \_\_\_\_\_**

**TOTAL SOFT COST: \$ \_\_\_\_\_**

## HARD COSTS:

Sewer Capacity Fee (\_\_ Lots) ..... \$ \_\_\_\_\_

Sewer Connection Fee (\_\_ Lots) ..... \$ \_\_\_\_\_

**SUBTOTAL Sewer Fees \$ \_\_\_\_\_**

Water Meter / Connection ..... \$ \_\_\_\_\_

Municipal Traffic Impact Fee ..... \$ \_\_\_\_\_

Municipal Park & Recreation Fee ..... \$ \_\_\_\_\_

Site Construction Cost (see attached) ..... \$ \_\_\_\_\_

**TOTAL HARD COST: \$ \_\_\_\_\_**

**TOTAL ESTIMATED PROJECT COST ..... \$ \_\_\_\_\_ or**

**(to create \_\_ lots) ..... \$ \_\_\_\_\_ per Lot**

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