



Per lot allowance	5	7,500.00 \$	37,500 \$	37,500
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**Street Improvements - Ivy Road**

Move in AC dike		9.00		
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**Concrete**

Sidewalk - subgrade	1400	0.40 \$	560
Sidewalk - 4' wide, 4" thick	1400	3.00 \$	4,200
Curb & gutter - 6"	350	15.00 \$	5,250
Curb & gutter - subgrade	350	1.00 \$	350
Cross gutter	300	10.00 \$	3,000

**Paving**

sawcut	350	5.00 \$	1,750
demo / haul	11200	0.75 \$	8,400
subgrade prep	11200	0.25 \$	2,800
3" AC / 8" base	11200	3.00 \$	33,600
1" AC cap	11200	0.75 \$	8,400
striping	1 LS	\$	1,000
signage	2	500.00 \$	1,000
traffic control	1 LS	\$	2,500

Sub-Total - Ivy Road (AC/concrete)			\$	72,810
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**Street Improvements - concrete - Cul de Sac**

Sidewalk - subgrade	1200	0.40 \$	480
Sidewalk - 4' wide, 4" thick	1200	3.00 \$	3,600
Curb & gutter - 6"	300	15.00 \$	4,500
Curb & gutter - subgrade	300	1.00 \$	300
Cross gutter	325	10.00 \$	3,250
Drive approaches - 6" x 5' x 20'	500	4.00 \$	2,000
Drive approach - subgrade	500	0.40 \$	200
Wheelchair ramps	2	1,000.00 \$	2,000
Traffic control	1		

Sub Total - Concrete (Cul de Sac)			\$	16,330
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**Street improvements - Cul de Sac**

Move in			
Permeable pavers / driveways	9000	10.00 \$	90,000
Subgrade prep	9000	0.00 \$	-
1" AC cap w/seal	9000	0.00 \$	-
Stop sign	1	450.00 \$	450
Street sign	1	450.00 \$	450

Traffic control	1		\$	-	
Sub Total - Street Imp. (Cul de Sac)				\$	90,900

**Fencing & Walls**

Corner lots - entry	1	5,000.00	\$	5,000	
View Fencing	350	28.00	\$	9,800	
4' Retaining walls	325	75.00	\$	24,375	
6' retaining walls (geogrid)	80	125.00	\$	10,000	
Sub Total - Fencing & Walls				\$	49,175

**Storm Drain**

Connect to existing v-ditch	1	2,000.00	\$	2,000	
BMP hydromod boxes	0	3,000.00	\$	-	
Landscape contribution - Zamansky	1	0.00	\$	-	
Sub-Total - Storm Drain				\$	2,000

**Slope landscaping**

2:1 slopes	6000	2.00	\$	12,000	
Street trees	10	300.00	\$	3,000	
Sub-total - Slope landscaping				\$	15,000

**Other**

Gang mailbox R & R	1	1,500.00	\$	1,500	\$ 1,500
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<b>TOTAL SITE IMPROVEMENT COSTS</b>			\$	431,940	\$ 431,940
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\$9+ psf rough estimate per Doug at Claddagh Paving