ENGINEER'S REPORT – INFRASTRUCTURE IMPROVEMENTS FOR ROSELYN RESIDENTIAL IMPROVEMENT DISTRICT – PHASES 1 & 2:

Prepared for: **LENNAR CAROLINAS, LLC**
6701 Carmel Road, Suite 425
Charlotte, NC 28226
(704) 759-6000

Prepared by: **ESP ASSOCIATES, INC.**
3475 Lakemont Blvd.,
Fort Mill, SC 29708
(803) 802-2440

ESP Project No. FV39.405

Original Date: September 30, 2022

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1.1 PURPOSE OF THIS ENGINEER'S REPORT

The Engineer's Report (Report) has been prepared to provide a summary of and describe the anticipated infrastructure, land development and site work that will be required for the development of a portion of the master-planned residential community known as Roselyn (Development). The Development is part of and its boundaries are generally conforming with the boundaries of the proposed Roselyn Residential Improvement District (District). In addition, an estimated opinion of construction cost has been developed for the land development, sitework and infrastructure construction, including the roadways, and onsite and offsite water and sanitary sewer infrastructure (Series 2022 Project), for the development of the initial 804 proposed single-family lots, comprising Phases 1 and 2 of the Development based on the anticipated improvements and the assumptions contained within this Report.

1.2 INTRODUCTION OF THE DEVELOPMENT

The proposed Development, Roselyn, is an approximately 1,395 acre, 1,860 lot single-family development located in Lancaster County, South Carolina. The Development is generally located between U.S. Highway 521 to the east and Old Hickory Road to the north, slightly south of W. North Corner Road. The Development is anticipated to be accessible via U.S. Highway 521 and Old Hickory Road. The Development property owned by Lennar Carolinas LLC (Developer / Owner) is identified as Tax Parcel ID numbers 0044-00-024.00 and 0045-00-004.01 based on the Lancaster County GIS mapping. The remaining property within the Development is owned by the County and identified as Tax Parcel ID number 0044-00-024.01 based on the Lancaster County GIS mapping. A Development location map is shown below for reference.

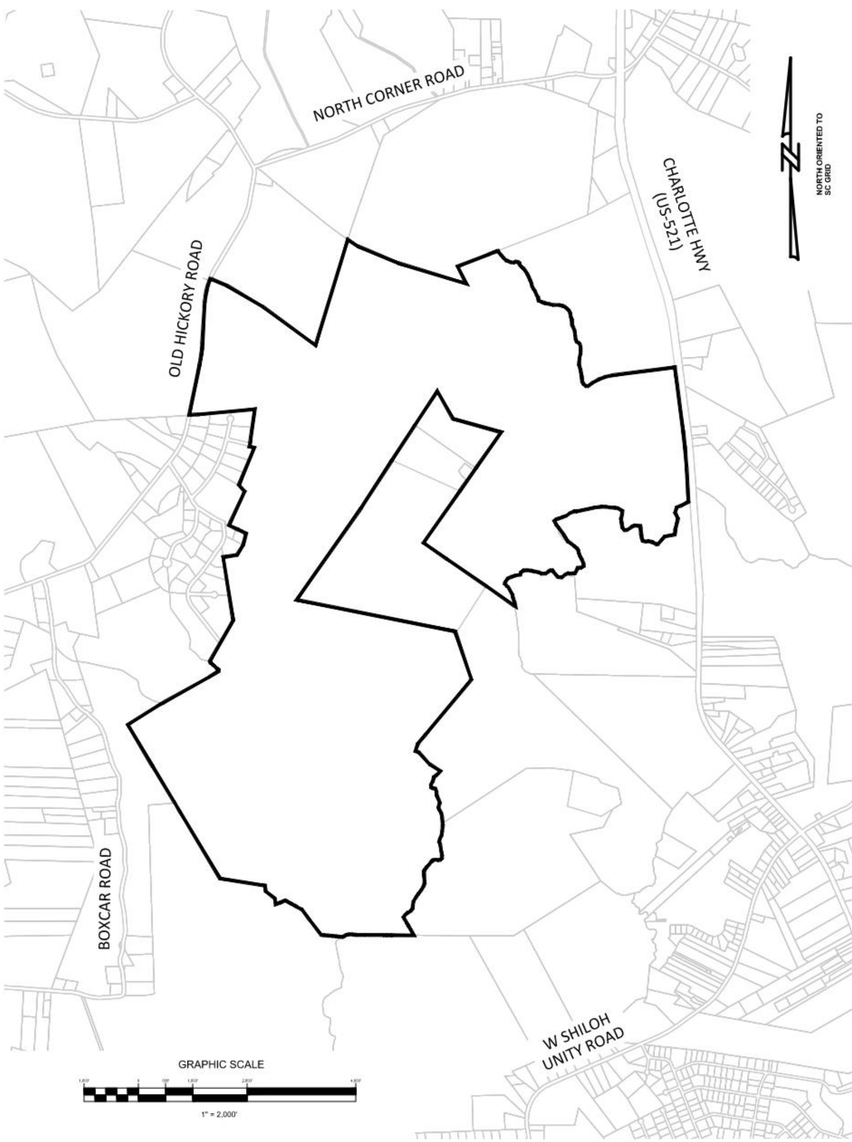
This Report has been prepared for Phase 1 and Phase 2 of the Development along with associated infrastructure and certain common elements for the Development as noted below:

- Phase 1 – 488 single-family lots and associated infrastructure
- Phase 2 – 316 single-family lots and associated infrastructure
- Roselyn Avenue – Phase 1 and associated infrastructure
- Roselyn Avenue – Phase 2 and associated infrastructure
- Roselyn Pump Station No. 1 and forcemain – regional pump station with 125 HP submersible pumps and includes approximately 9,816 LF of 18" forcemain and 15,360 lf of 20" forcemain
- Roselyn Pump Station No. 2 and forcemain – pump station with 125 HP submersible pumps and includes approximately 5,846 LF of 12" forcemain
- Roselyn Avenue Phase 1 Water Distribution
- Roselyn Avenue Phase 2 Water Distribution

Land development and sitework for the Development commenced in March 2020 and is expected to occur in phases, with final completion anticipated by June 2032 for the Development. This Report has been prepared for Phases 1 and 2 of the Development and associated infrastructure. Below is a summary of the plan for Phases 1 and 2 of the Development:

- Phase 1 of the Development is anticipated to contain 488 lots
    - 191 single-family lots – approximately 55' wide
    - 116 single-family lots - approximately 65' wide
    - 181 single-family lots – approximately 75' wide
    - Land development commenced in March 2020 and is expected to be complete by December 2024.
- Phase 2 of the Development is planned for 316 lots
    - 115 single-family lots – approximately 55' wide
    - 143 single-family lots - approximately 65' wide
    - 58 single-family lots – approximately 75' wide
    - Land development is anticipated to commence in August 2023 and is anticipated to be complete by December 2025.

LOCATION MAP



1.3 DESCRIPTION OF INFRASTRUCTURE AND LAND DEVELOPMENT

The infrastructure and development activities, as generally anticipated in this Report, include a network of roadway (both public and private), storm drainage, storm water management facilities, water distribution, sanitary sewer systems and other utility services (including phone, cable, power, etc.) that will provide utility service and access to residential single-family lots located inside the District's boundaries.

The Preliminary Opinion of Construction Costs presented in this Report has assumed that the Developer / Owner will develop the Development under current unit and contracted rates (provided by Developer / Owner).

Anticipated development area for the Development (Phases 1 and 2) are shown in the attached "Preliminary Site Sub-Phasing Plan" prepared by ESP. The development area includes the above-mentioned infrastructure in addition to pump stations – Pump Station #1 and Pump Station #2 – and offsite roadway improvements per the "Traffic Impact Analysis (Update) – Norman Property" prepared by Design Resource Group (DRG) dated December 2019 as noted below:

1. US 521 & North Corner Road
    - "The contribution should be equal to the cost of installing a traffic signal ($100,000) in advance of the completion of Phase 1 in lieu of any improvements to the study intersection."
2. US 521 & Harris Hill Road/Proposed Access "B"
    - 250-lf northbound left turn lane on US-521
    - 250-lf southbound right turn lane on US-521
    - (2) Dual 300-lf eastbound left turn lanes on Roselyn Avenue
    - Install one (1) traffic signal
3. Old Hickory Road & Proposed Access "C"
    - 200-lf southbound left turn lane on Old Hickory Road
    - One ingress lane and two egress lanes westbound (right turn lane w/ 100-lf of storage) on Roselyn Avenue

Lastly, the Developer / Owner has negotiated with Lancaster County Water and Sewer District (LCWSD) for reimbursement of a portion of the development costs for the water and sanitary sewer infrastructure as noted below:

- Roselyn Avenue Phase 1 – Waterline installation
    - LCWSD Reimbursement Amount: $365,127.31 (material upgrade only)
- Roselyn Avenue Phase 2 – Waterline installation
    - LCWSD *Estimated* Reimbursement Amount: $317,654.00 (ESTIMATED)
- Roselyn Offsite SS Force Main
    - LCWSD Reimbursement Amount: $2,136,180.00

1.4 OPINION OF PROBABLE COST FOR INFRASTRUCTURE AND LAND DEVELOPMENT

A Preliminary Opinion of Probable Cost has been prepared by Developer / Owner based on contracted values for development of Phases 1 and 2 of the Development and reviewed by ESP for substantial conformance to the anticipated development of the Development. These costs appear to be consistent with anticipated costs for a development of this magnitude. A summary of the Preliminary Opinion of Probable Cost is shown below and the full Opinion is attached as EXHIBIT 2.

[SEE TABLE ON NEXT SHEET]

Roselyn - Budget Summary

September 30, 2022

Phase	Homesites	Total Budget	Anticipated Constributions from other Sources / Reimbursement	Estimated % Complete - 09.30.22	Estimated Spent by Lennar 09.30.22	Land Development Anticipated Substantial Completion Date
RESIDENTIAL PHASE BUDGET ESTIMATE						
Phase 1A	76	$ 7,600,218		31.6%	$2,399,305	October 2023
Phase 1B	22	$ 3,428,680		0.7%	$23,699	November 2023
Phase 1C	159	$ 14,612,502		38.3%	$5,601,322	July 2023
Phase 1D	132	$ 11,009,371		7.1%	$786,798	May 2024
Phase 1F	61	$ 5,203,728		1.1%	$59,509	October 2024
Phase 1G	38	$ 4,550,088		26.7%	$1,215,120	May 2025
Phase 2	316	$ 27,044,906		2.0%	$549,860	December 2025
PHASE 1 & 2 - SUBTOTAL	**804**	**$ 73,449,493**		**14%**	**$ 10,635,613**	
SERIES 2022 PROJECT BUDGET ESTIMATE						
Roselyn Avenue Phase 1		$ 7,961,893		70.1%	$ 5,580,704	June 2023
Roselyn Avenue Phase 1 Waterline		$ 2,199,099	$ (365,127)	90.9%	$ 1,997,941	June 2023
Roselyn Avenue Phase 2		$ 8,100,346		65.3%	$ 5,292,536	September 2023
Roselyn Avenue Phase 2 Waterline		$ 1,329,095	$ (317,654)	8.7%	$ 115,160	September 2023
Gravity Sanitary Sewer Trunkline A		$ 3,479,552		66.1%	$ 2,301,704	March 2023
Gravity Sanitary Sewer Trunkline B		$ 1,324,167		94.4%	$ 1,249,744	March 2023
Pump Station #1 & Forcemain		$ 16,469,326	$ (2,136,180)	0.1%	$ 19,153	**November 2023**
Pump Station #2 & Forcemain		$ 2,120,485		0.0%	$ -	November 2023
Intersection of Roselyn Ave. and Hwy. 521 - Access B		$ 500,000		29.1%	$ 145,654	December 2024
Intersection of N. Corner Rd. and Hwy. 521		$ 100,000		0.0%	$ -	November 2023
Intersection of Roselyn Ave. and Old Hickory Rd. - Access C		$ 275,300		0.0%	$ -	September 2023
Intersection of Old Hickory Rd. and Hwy. 5 (Rock Hill Hwy.)		$ 500,000		0.0%	$ -	December 2024
Soft Costs		$ 6,148,583		55.0%	$ 3,382,066	n/a
SERIES 2022 PROJECT SUBTOTAL		**$ 50,507,845**	$ (2,818,961)	39.8%	**$ 20,084,662**	
TOTALS - PH 1, PH 2 & SERIES 2022 PROJECT	**804**	**$ 123,957,338**	**$ (2,818,961)**	24.8%	**$ 30,720,275**	

1.5 FINDINGS OF THIS ENGINEER'S REPORT

It is the opinion of the Engineer, ESP Associates, LLC, that the Opinion of Probable Cost for the development of the Development, based on the current status of the Development and the known requirements for the land development, sitework and infrastructure for the development of Phases 1 and 2 of the Development, are fair and reasonable. It is our opinion that to the best of our knowledge, information and belief, the infrastructure and land development can be permitted, constructed, and installed or undertaken at the costs described in this report. If conditions or requirements change, this Report may be changed to meet these changed requirements.

ESP ASSOCIATES, INC.

Danis E. Simmons, PE
Civil Engineering Director

SOUTH CAROLINA
LICENSED PROFESSIONAL ENGINEER
No. 21772
DANIS E. SIMMONS
10-02-2022

SOUTH CAROLINA
ESP ASSOCIATES, INC.
No. 5839
CERTIFICATE OF AUTHORIZATION

EXHIBITS

EXHIBIT 1: Preliminary Site Sub-Phasing Plan" prepared by ESP

EXHIBIT 2: Preliminary Opinion of Probable Cost

EXHIBIT 1

NOTE: PHASING IS PRELIMINARY AND SUBJECT TO CHANGE

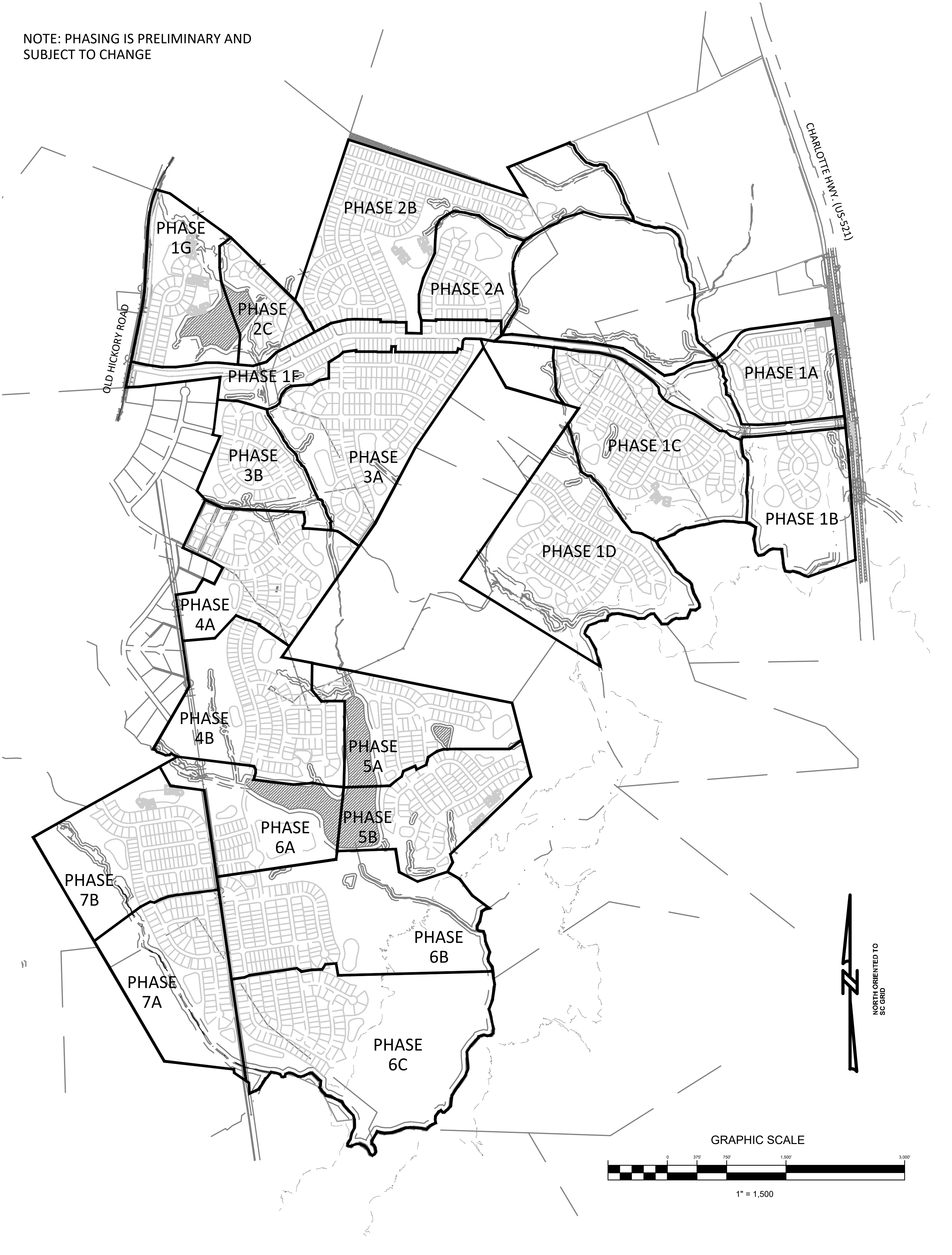


EXHIBIT 2

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September 30, 2022

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Intersection of N. Corner Rd. and Hwy. 521		$ 100,000		0.0%	$ -	November 2023
Intersection of Roselyn Ave. and Old Hickory Rd. - Access C		$ 275,300		0.0%	$ -	September 2023
Intersection of Old Hickory Rd. and Hwy. 5 (Rock Hill Hwy.)		$ 500,000		0.0%	$ -	December 2024
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LAND DEVELOPMENT BUDGET

Roselyn - Common

Prepared by:	Sam Stalls/Lydia Staub
Date:	9.7.22
Plan Set Title:	
Plan Date:	
Design Firm:	ESP Associates Inc.
Contractor Estimate:	
Municipality:	Lancaster County, SC

Homesites Remaining:

Total Development Cost per FF	**$418.80**
Total Front Footage:	**120,600**

Community Number: 2485599

Lot Size	# of Each
55	641
65	608
75	611

Total Lots	Acres
1,860	

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Soft Costs and Fees						
2008	**Land Planning/Design**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 957,051.06	$ 957,051	$ 515	$ 7.94
	Wall Chart (All Phases) - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 27	$ 0.41
			-	$ -	$ -	$ -	$ -
					$ 1,007,051	**$ 541**	**$ 8**
2065	**Other Consultants**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Municap Fees (All Phases) - Estimate	LS	1	$ 150,000.00	$ 150,000	$ 81	$ 1.24
				$ -	$ -	$ -	$ -
					$ 150,000	**$ 81**	**$ 1**
2080	**Project Legal Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 875.00	$ 875	$ 0	$ 0.01
	Legal Fees (All Phases) - Estimate	LS	1	$ 200,000.00	$ 200,000	$ 108	$ 1.66
				$ -	$ -	$ -	$ -
					$ 200,875	**$ 108**	**$ 2**
2102	**Final Plat**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Final Plat - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 27	$ 0.41
	Plat Revisions - Estimate	EA	5	$ 5,000.00	$ 25,000	$ 13	$ 0.21
	Misc. Plat Expense - Estimate	LS	1	$ 100,000.00	$ 100,000	$ 54	$ 0.83
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 175,000	**$ 94**	**$ 1**
2103	**Civil Engineering**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 997,789.19	$ 997,789	$ 536	$ 8.27
	Open Contracts as of 5.16.22	LS	1	$ 154,152.07	$ 154,152	$ 83	$ 1.28
	Construction Administration - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 27	$ 0.41
	W/S As-Built Review and Submittal - Estimate				$ -	$ -	$ -
	24" Waterline	EA	2	$ 20,000.00	$ 40,000	$ 22	$ 0.33
	Pump Station	EA	2	$ 10,000.00	$ 20,000	$ 11	$ 0.17
	Gravity Trunk Line	EA	2	$ 20,000.00	$ 40,000	$ 22	$ 0.33
	Offsite Force Main	LS	1	$ 50,000.00	$ 50,000	$ 27	$ 0.41

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Internal Force Main	LS	1	$ 10,000.00	$ 10,000	$ 5	$ 0.08
	Storm As-Built Review and Submittal - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 27	$ 0.41
	Plan Revisions - Estimate	EA	2	$ 10,000.00	$ 20,000	$ 11	$ 0.17
	BMP As-Built Review - Estimate	EA	5	$ 10,000.00	$ 50,000	$ 27	$ 0.41
	Traffic Analysis at Entrance "B" - Estimate	EA	7	$ 15,000.00	$ 105,000	$ 56	$ 0.87
	Wetland Mitigation (All Phases) - Estimate (None)	LS	1	$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 1,586,941	**$ 853**	**$ 13**
2120	**Survey Staking**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 707,272.06	$ 707,272	$ 380	$ 5.86
	Open Contracts as of 5.16.22	LS	1	$ 122,610.00	$ 122,610	$ 66	$ 1.02
	CK -Roselyn Ave ph2 C0#5_SIGNED - Roselyn Ave Phase 2 WL	LS	1	$ 37,000.00	$ 37,000	$ 20	$ 0.31
	CK - Offsite FM WO	LS	1	$ 530,000.00	$ 530,000	$ 285	$ 4.39
	Misc Survey (Easements, Monument, Etc) - Estimate	LS	1	$ 100,000.00	$ 100,000	$ 54	$ 0.83
	Misc As-Builts - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 13	$ 0.21
	Additional Wetland Delineation/T&E (All Phases) - Estimate	LS	1	$ 100,000.00	$ 100,000	$ 54	$ 0.83
	Topo Survey (All Phases) - Estimate	LS	1	$ 75,000.00	$ 75,000	$ 40	$ 0.62
					$ 1,696,882	**$ 912**	**$ 14**
2125	**Permit Fees/Municipality Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Review Fees/Rec Fees/Etc - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 27	$ 0.41
	LD Water Capacity Fees - Irrigation	EA	5	$ 1,300.00	$ 6,500	$ 3	$ 0.05
					$ 56,500	**$ 30**	**$ 0**
2131	**Soils Engineer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 205,034.00	$ 205,034	$ 110	$ 1.70
	Soil Monitoring - Estimate	EA	1,860	$ 250.00	$ 465,000	$ 250	$ 3.86
	Basin Conversion Monitoring - Estimate	EA	8	$ 5,000.00	$ 40,000	$ 22	$ 0.33
					$ 710,034	**$ 382**	**$ 6**
2163	**Landscape Master Planning (Architect)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Landscape Architect - Estimate	LS	1	$ 75,000.00	$ 75,000	$ 40	$ 0.62
	Entrance Monuments/Landscaping, Avenue Landscaping			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 75,000	**$ 40**	**$ 1**
2301	**Generic Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Fees - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 27	$ 0.41
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 50,000	**$ 27**	**$ 0**
2599	**Miscellaneous - Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 360,300.00	$ 360,300	$ 194	$ 2.99
	State and County Permit Fees - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 27	$ 0.41
				$ -	$ -	$ -	$ -
					$ 410,300	**$ 221**	**$ 3**
3590	**Bond Release Cost**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate - 6 Plats, 2 Bonds Each	EA	12	$ 2,500.00	$ 30,000	$ 16	$ 0.25
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 30,000	**$ 16**	**$ 0**
	Total Soft Costs and Fees				**$ 6,148,583**		
	Land Development Hard Costs						
2231	**Roads & Paving**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 462,065.00	$ 462,065	$ 248	$ 3.83
	Open Contracts as of 5.16.22	LS	1	$ 1,831,972.50	$ 1,831,973	$ 985	$ 15.19
	CK -Roselyn Ave ph2 C0#4_SIGNED	LS		$ 125,650.10	$ -	$ -	$ -
	Full Depth Asphalt for Stub Streets - Estimate	LS		$ 110,000.00	$ -	$ -	$ -
					$ 2,294,038	**$ 1,233**	**$ 19**
2279	**Misc. Roads (Offsites)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 222,357.50	$ 222,358	$ 120	$ 1.84
	Open Contracts as of 5.16.22	LS	1	$ 329,298.00	$ 329,298	$ 177	$ 2.73
	US 521 & North Corner Road - Payment in Lieu Per TIA	LS	1	$ 100,000.00	$ 100,000	$ 54	$ 0.83
	US 521 & Waxhaw Village Road/Proposed Access “A” - Not Building		1	$ (22,117.00)	$ (22,117)	$ (12)	$ (0.18)
	US 521 & Harris Hill Road/Proposed Access “B” - Future Signal Estimate	LS	1	$ 500,000.00	$ 500,000	$ 269	$ 4.15
	Rock Hill Highway & Old Hickory Road	LS	1	$ 500,000.00	$ 500,000	$ 269	$ 4.15
	Old Hickory Road & Proposed Access “C” - See CK CO2 (Coded to 2231)		1	$ 275,300.00	$ 275,300	$ 148	$ 2.28
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 1,904,839	**$ 1,024**	**$ 16**
2425	**Grading**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 824,488.46	$ 824,488	$ 443	$ 6.84
	Open Contracts as of 5.16.22	LS	1	$ 324,432.49	$ 324,432	$ 174	$ 2.69
	Regrade ROW After Utilities (Roselyn Avenue Phases 1 and 2) - Estimate	LF		$ 2.75	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 1,148,921	**$ 618**	**$ 10**
2655	**Clearing**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 294,975.00	$ 294,975	$ 159	$ 2.45
	Open Contracts as of 5.16.22	LS	1	$ 2,197.50	$ 2,198	$ 1	$ 0.02
	Temp Bridge - Estimate	LS		$ 75,000.00	$ -	$ -	$ -
	SM Smith Crane Mats - Estimate	LS		$ 35,000.00	$ -	$ -	$ -
	SM Smith Duke Access Clearing - Estimate	LF		$ 13.00	$ -	$ -	$ -
					$ 297,173	**$ 160**	**$ 2**
2656	**Unsuitable Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 658,807.32	$ 658,807	$ 354	$ 5.46
	Open Contracts as of 5.16.22	LS	1	$ 256,192.68	$ 256,193	$ 138	$ 2.12
	CK -Roselyn Ave ph2 C0#4_SIGNED	LS		$ 159,201.85	$ -	$ -	$ -
	CK -Roselyn Ave ph2 C0#5_SIGNED - Roselyn Ave Phase 2 WL	LS		$ 50,000.00	$ -	$ -	$ -
	CK - Offsite FM CO5_SIGNED	LS		$ 800,000.00	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 915,000	**$ 492**	**$ 8**
2748	**Retention/Detention**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	BMP Conversion - Estimate	EA		$ 100,000.00	$ -	$ -	$ -
	Wet Pond Plants - Estimate	LS		$ 50,000.00	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
					$ -	$ -	$ -
2749	**Erosion Control**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 1,515,371.36	$ 1,515,371	$ 815	$ 12.57
	Open Contracts as of 5.16.22	LS	1	$ 275,274.00	$ 275,274	$ 148	$ 2.28
	CK -Roselyn Ave ph2 C0#5_SIGNED - Roselyn Ave Phase 2 WL	LS	1	$ 51,700.00	$ 51,700	$ 28	$ 0.43
	CK - Offsite FM WO	LS		$ 615,406.50	$ -	$ -	$ -
	CK Proposal - Roselyn Offsite FM PS #1 - EC devices Power ROW 8-30-22	LS	1	$ 56,347.45	$ 56,347	$ 30	$ 0.47
					$ 1,898,693	**$ 1,021**	**$ 16**
2751	**Sanitary Sewer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 2,436,664.20	$ 2,436,664	$ 1,310	$ 20.20
	Open Contracts as of 5.16.22	LS	1	$ 1,146,086.00	$ 1,146,086	$ 616	$ 9.50
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 3,582,750	**$ 1,926**	**$ 30**
2836	**Lift Station**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	James E. Harris - Roselyn JEH WA01_SIGNED			$ -	$ -	$ -	$ -
	Pump Station #1	LS	1	$ 2,426,675.00	$ 2,426,675	$ 1,305	$ 20.12
	James E. Harris - Roselyn JEH WA02_SIGNED			$ -	$ -	$ -	$ -
	Pump Station #2	LS	1	$ 1,399,336.00	$ 1,399,336	$ 752	$ 11.60
	CK - Offsite FM CO1_SIGNED	LS	1	$ 2,389,742.00	$ 2,389,742	$ 1,285	$ 19.82
	CK - Offsite FM CO2_SIGNED	LS	1	$ 2,482,838.00	$ 2,482,838	$ 1,335	$ 20.59
	CK - Offsite FM CO3_SIGNED	LS	1	$ 2,439,380.00	$ 2,439,380	$ 1,311	$ 20.23
	CK - Offsite FM CO4_SIGNED	LS	1	$ 2,419,450.00	$ 2,419,450	$ 1,301	$ 20.06
	CK - Offsite FM CO5_SIGNED	LS	1	$ 1,065,756.87	$ 1,065,757	$ 573	$ 8.84
	CK - Offsite FM WO	LS	1	$ 997,124.00	$ 997,124	$ 536	$ 8.27
	6000 LF Duke Access Road - Estimate	SY	13,500	$ 25.00	$ 337,500	$ 181	$ 2.80
	CK - Offsite FM WO	LS	1	$ 134,350.50	$ 134,351	$ 72	$ 1.11
	CK - Offsite FM WO	LS	1	$ 168,603.50	$ 168,604	$ 91	$ 1.40
	Spent to Date as of 5.16.22	LS	1	$ 270,569.50	$ 270,570	$ 145	$ 2.24
	Open Contracts as of 5.16.22	LS	1	$ 202,289.50	$ 202,290	$ 109	$ 1.68
	Roselyn_Offsite_FM_Clearing_SMS_SIGNED	LS		$ 425,250.00	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 16,733,615	**$ 8,997**	**$ 139**
2851	**Domestic Water System (18" PVC)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 2,017,166.00	$ 2,017,166	$ 1,084	$ 16.73
	Open Contracts as of 5.16.22	LS	1	$ 1,658,238.00	$ 1,658,238	$ 892	$ 13.75
	CK -Roselyn Ave ph2 C0#4_SIGNED	LS	1	$ 15,070.00	$ 15,070	$ 8	$ 0.12
	CK -Roselyn Ave ph2 C0#5_SIGNED - Roselyn Ave Phase 2 WL	LS	1	$ 1,373,254.50	$ 1,373,255	$ 738	$ 11.39
				$ -	$ -	$ -	$ -
					$ 5,063,729	**$ 2,722**	**$ 42**
3001	**Storm Drainage**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 1,177,811.00	$ 1,177,811	$ 633	$ 9.77
	Open Contracts as of 5.16.22	LS	1	$ 635,902.00	$ 635,902	$ 342	$ 5.27
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 1,813,713	**$ 975**	**$ 15**

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
3190	**Misc. Storm Drainage (Culverts)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 4,964,750.00	$ 4,964,750	$ 2,669	$ 41.17
	Open Contracts as of 5.16.22	LS	1	$ 460,750.00	$ 460,750	$ 248	$ 3.82
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 5,425,500	**$ 2,917**	**$ 45**
3203	**Curb and Gutter**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 129,525.00	$ 129,525	$ 70	$ 1.07
	Open Contracts as of 5.16.22	LS	1	$ 324,722.50	$ 324,723	$ 175	$ 2.69
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 454,248	**$ 244**	**$ 4**
3245	**Sidewalk**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 478,237.50	$ 478,238	$ 257	$ 3.97
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 478,238	**$ 257**	**$ 4**
3430	**Rock Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS		$ 1,581,635.14	$ -	$ -	$ -
	Open Contracts as of 5.16.22	LS		$ 18,364.86	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
3515	**Retaining Walls**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 791,069.20	$ 791,069	$ 425	$ 6.56
	Open Contracts as of 5.16.22	LS	1	$ 1,328,894.00	$ 1,328,894	$ 714	$ 11.02
	NDOSI Work Agreement 1 Roselyn_SIGNED					$ -	$ -
	Retaining Wall - Estimate	SF	92,811	$ 18.20		$ -	$ -
	Retaining Wall Testing & Certification - Estimate	LS	1	$ 75,700.00		$ -	$ -
	NDOSI CO 1_SIGNED					$ -	$ -
	Retaining Wall Fence - Estimate	LF	7,610	$ 31.50		$ -	$ -
	NDOSI CO 2_SIGNED	LS	1	$ 5,200.00		$ -	$ -
	NDOSI CO 3_SIGNED	LS	1	$ 7,200.00		$ -	$ -
	New Dimensions Quote - Rosleyn Phase 1A				$ -	$ -	$ -
	Retaining Wall - Estimate	SF		$ 18.20	$ -	$ -	$ -
	Retaining Wall Testing & Certification - Estimate	LS		$ 23,200.00	$ -	$ -	$ -
	Retaining Wall Fence - Estimate	LF		$ 31.50	$ -	$ -	$ -
	New Dimensions Quote - Rosleyn Phase 1C				$ -	$ -	$ -
	Retaining Wall - Estimate	SF		$ 18.20	$ -	$ -	$ -
	Retaining Wall Testing & Certification - Estimate	LS		$ 15,200.00	$ -	$ -	$ -
	Retaining Wall Fence - Estimate	LF		$ 31.50	$ -	$ -	$ -
	New Dimensions Quote - Rosleyn Culvert 2				$ -	$ -	$ -
	Retaining Wall - Estimate	SF	4,882	$ 18.20	$ 88,852	$ 48	$ 0.74
	Retaining Wall Testing & Certification - Estimate	LS	1	$ 6,500.00	$ 6,500	$ 3	$ 0.05
	Retaining Wall Fence - Estimate	LF	349	$ 31.50	$ 10,994	$ 6	$ 0.09
	New Dimensions Quote - Rosleyn Culvert 3				$ -	$ -	$ -
	Retaining Wall - Estimate	SF	5,671	$ 18.20	$ 103,212	$ 55	$ 0.86
	Retaining Wall Testing & Certification - Estimate	LS	1	$ 7,600.00	$ 7,600	$ 4	$ 0.06
	Retaining Wall Fence - Estimate	LF	371	$ 31.50	$ 11,687	$ 6	$ 0.10
					$ 2,348,808	**$ 1,263**	**$ 19**

	Total		
Total Land Development Soft Costs	$ 6,148,583		
Total Land Development Hard Costs	$ 44,359,262		
Total Land Development	**$ 50,507,845**		

LAND DEVELOPMENT BUDGET

Roselyn - Phase 1A

Prepared by:	Sam Stalls/Lydia Staub
Date:	9.7.22
Plan Set Title:	Roselyn Phase 1A - Site Development Plans - 05.13.2020 - SCDHEC Approved
Plan Date:	May 13, 2020
Design Firm:	ESP Associates Inc.
Contractor Estimate:	
Municipality:	Lancaster County, SC

Homesites Remaining: 76

Total Development Cost per FF	$1,496.11
Total Front Footage:	5,080

Lot Size	# of Each
55	12
65	38
75	26

Total Lots	Acres
76	

Community Number: 2485581

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Soft Costs and Fees						
2006	**Pre-engineering**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2008	**Land Planning/Design**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2065	**Other Consultants**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2080	**Project Legal Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2101	**Pre-Plat**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
		LS		$ 10,000.00	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2102	**Final Plat**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Final Plat - Estimate	EA	76	$ 225.00	$ 17,100	$ 225	$ 3.37
	Plat Revisions - Estimate	EA	2	$ 5,000.00	$ 10,000	$ 132	$ 1.97
	Restake/Reset Irons (20%) - Estimate	EA	15	$ 250.00	$ 3,800	$ 50	$ 0.75

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 30,900	**$ 407**	**$ 6**
2103	**Civil Engineering**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 229,092.21	$ 229,092	$ 3,014	$ 45.10
	Open Contracts as of 5.16.22	LS	1	$ 14,903.64	$ 14,904	$ 196	$ 2.93
	Construction Administration - Estimate	EA	76	$ 250.00	$ 19,000	$ 250	$ 3.74
	W/S As-Built Review and Submittal - Estimate	EA	76	$ 150.00	$ 11,400	$ 150	$ 2.24
	Storm As-Built Review and Submittal - Estimate	EA	76	$ 150.00	$ 11,400	$ 150	$ 2.24
	Plan Revisions - Estimate	EA	1	$ 10,000.00	$ 10,000	$ 132	$ 1.97
	See Common Budget For BMP As-Built Review for 1A			$ -	$ -	$ -	$ -
	See Common Budget For Wetland Mitigation			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 295,796	**$ 3,892**	**$ 58**
2120	**Survey Staking**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 152,737.50	$ 152,738	$ 2,010	$ 30.07
	Open Contracts as of 5.16.22	LS	1	$ 43,000.00	$ 43,000	$ 566	$ 8.46
	Misc Survey (Easements, Monument, Etc) - Estimate	LS	1	$ 15,000.00	$ 15,000	$ 197	$ 2.95
	Misc As-Builts - Estimate	LS	1	$ 10,000.00	$ 10,000	$ 132	$ 1.97
	See Common Budget for Wetland Delineation				$ -	$ -	$ -
	See Common Budget for Topo Survey				$ -	$ -	$ -
					$ 220,738	**$ 2,904**	**$ 43**
2125	**Permit Fees/Municipality Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Review Fees/Rec Fees/Etc - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 329	$ 4.92
				$ -	$ -	$ -	$ -
					$ 25,000	**$ 329**	**$ 5**
2131	**Soils Engineer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Soil Monitoring - Estimate	EA	76	$ 750.00	$ 57,000	$ 750	$ 11.22
	See Common Budget for Basin Conversion Monitoring for 1A			$ -	$ -	$ -	$ -
					$ -	$ -	$ -
					$ 57,000	**$ 750**	**$ 11**
2163	**Landscape Master Planning (Architect)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Landscape Architect - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 329	$ 4.92
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 25,000	**$ 329**	**$ 5**
2301	**Generic Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Fees - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 658	$ 9.84
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 50,000	**$ 658**	**$ 10**
2599	**Miscellaneous - Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3590	**Bond Release Cost**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate - 3 Plats Per Phase, 2 Bonds Each w/ Performance & Maint.	EA	6	$ 2,500.00	$ 15,000	$ 197	$ 2.95
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 15,000	**$ 197**	**$ 3**
3801	**Intraproject Transfer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
6130	**Real Estate Taxes**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Not Housed in LD Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
				Total Soft Costs and Fees	**$ 719,433**	**$ 9,466**	**$ 142**
	Land Development Hard Costs						
2231	**Roads & Paving**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 186,343.75	$ 186,344	$ 2,452	$ 36.68
	Price Adjustment - Estimate	LS	17%	$ 186,343.75	$ 31,678	$ 417	$ 6.24
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 218,022	**$ 2,869**	**$ 43**
2279	**Misc. Roads (Offsites)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
			-	$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2425	**Grading**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 655,712.59	$ 655,713	$ 8,628	$ 129.08
	Open Contracts as of 5.16.22	LS	1	$ 245,621.01	$ 245,621	$ 3,232	$ 48.35
	Regrade ROW After Utilities - Estimate	LF	8,155	$ 2.75	$ 22,426	$ 295	$ 4.41
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 923,760	**$ 12,155**	**$ 182**
2455	**Fences/Screening Walls**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2580	**Overexcavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2655	**Clearing**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 115,085.00	$ 115,085	$ 1,514	$ 22.65
	Open Contracts as of 5.16.22	LS	1	$ 2,365.00	$ 2,365	$ 31	$ 0.47
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 117,450	**$ 1,545**	**$ 23**
2656	**Unsuitable Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 256,547.50	$ 256,548	$ 3,376	$ 50.50
	Open Contracts as of 5.16.22	LS	1	$ 168,452.50	$ 168,453	$ 2,216	$ 33.16
	Additional Unsuitables (CK Prelim Estimate 9-1-22) - Estimate	LS	1	$ 1,094,800.00	$ 1,094,800	$ 14,405	$ 215.51
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 1,519,800	**$ 19,997**	**$ 299**
2658	**Demolition**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2735	**Misc. Special Conditions**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ 6,608,885.24	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2745	**Mobilization**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Included in 2120			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2748	**Retention/Detention**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget				$ -	$ -	$ -
					$ -	$ -	$ -
					$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2749	**Erosion Control**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 166,652.74	$ 166,653	$ 2,193	$ 32.81
	Open Contracts as of 5.16.22	LS	1	$ 78,070.00	$ 78,070	$ 1,027	$ 15.37
	Erosion Control Removal - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 329	$ 4.92
	Lennar EC Maint. - Estimate	MO	36	$ 5,000.00	$ 180,000	$ 2,368	$ 35.43
					$ 449,723	**$ 5,917**	**$ 89**
2751	**Sanitary Sewer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 358,680.00	$ 358,680	$ 4,719	$ 70.61
	Material Increase and Plan Change Contingency - Estimate	LS	50%	$ 358,680.00	$ 179,340	$ 2,360	$ 35.30
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 538,020	**$ 7,079**	**$ 106**
2835	**Misc. Sewer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2836	**Lift Station**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2851	**Domestic Water System (18" PVC)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 230,791.00	$ 230,791	$ 3,037	$ 45.43
	Material Increase and Plan Change Contingency - Estimate	LS	85%	$ 230,791.00	$ 196,172	$ 2,581	$ 38.62
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 426,963	**$ 5,618**	**$ 84**
3001	**Storm Drainage**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 196,939.00	$ 196,939	$ 2,591	$ 38.77
	Open Contracts as of 5.16.22	LS	1	$ 431,923.00	$ 431,923	$ 5,683	$ 85.02
	Material Increase and Plan Change Contingency - Estimate	LS	50%	$ 431,923.00	$ 215,962	$ 2,842	$ 42.51
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 844,824	**$ 11,116**	**$ 166**
3190	**Misc. Storm Drainage (Culverts)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3203	**Curb and Gutter**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 124,740.00	$ 124,740	$ 1,641	$ 24.56

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Material Increase and Plan Change Contingency - Estimate	LS	25%	$ 124,740.00	$ 31,185	$ 410	$ 6.14

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
					$ 155,925	**$ 2,052**	**$ 31**
3245	**Sidewalk**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 9,337.50	$ 9,338	$ 123	$ 1.84
	Material Increase and Plan Change Contingency - Estimate	LS	25%	$ 9,337.50	$ 2,334	$ 31	$ 0.46
	See 3203 for Handicap Ramps			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 11,672	**$ 154**	**$ 2**
3259	**Mail Kiosk**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CBU - Estimate	EA	76	$ 250.00	$ 19,000	$ 250	$ 3.74
	Mail Kiosk Pad - Estimate	EA	1	$ 5,000.00	$ 5,000	$ 66	$ 0.98
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 24,000	**$ 316**	**$ 5**
3279	**Generic Asphalt Paving**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 211,375.00	$ 211,375	$ 2,781	$ 41.61
	Material Increase and Plan Change Contingency - Estimate	LS	17%	$ 211,375.00	$ 35,934	$ 473	$ 7.07
					$ 247,309	**$ 3,254**	**$ 49**
3300	**Street Signs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	EA	20	$ 1,800.00	$ 36,000	$ 474	$ 7.09
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 36,000	**$ 474**	**$ 7**
3320	**Street Cleaning**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3328	**Street Lights**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Leased from Duke			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3361	**Conduits**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	EA	20	$ 3,500.00	$ 70,000	$ 921	$ 13.78
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 70,000	**$ 921**	**$ 14**
3430	**Rock Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
					$ -	$ -	$ -
3475	**Misc. Utilities**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	$ -	$ -
3515	**Retaining Walls**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget for Phase 1A Walls			$ -	$ -	$ -	$ -
					$ -	$ -	$ -
3655	**Concrete Repairs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Curb Repair at Turnover (20% of Curb Total)	LS	20%	$ 155,925.00	$ 31,185	$ 410	$ 6.14
	REMOVE FORMULAS AFTER INITIAL BUDGET SETUP			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 31,185	$ 410	$ 6
3660	**Asphalt Repairs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Asphalt Repair at Turnover (15% of Roads and Paving Total)	LS	15%	$ 465,330.94	$ 69,800	$ 918	$ 13.74
	REMOVE FORMULAS AFTER INITIAL BUDGET SETUP			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 69,800	$ 918	$ 14
3775	**Other**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	$ -	$ -
	Total Land Development Hard Costs				$ 5,684,451.89	$ 74,795.42	$ 1,118.99
	Landscape, Hardscape, and Amenities						
2165	**Amenity**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Park/Benches/Waste Receptacles	LS	1	$ 15,000.00	$ 15,000	$ 197	$ 2.95
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 15,000	$ 197	$ 3
2421	**Entry Monuments**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	$ -	$ -
3552	**Generic Landscaping**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Sub Phase Entrance Landscaping/Irrigation - Estimate	LS	1	$ 75,000.00	$ 75,000	$ 987	$ 14.76
	COS Landscaping - Estimate	EA	3	$ 35,000.00	$ 105,000	$ 1,382	$ 20.67
	General Maintenance - Estimate	LS	1	$ 10,000.00	$ 10,000	$ 132	$ 1.97
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 190,000	**$ 2,500**	**$ 37**
3586	**Irrigation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Budgeted in 3552			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3592	**Landscape Common Areas/Entry**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Landscape, Hardscape, and Amenities				**$ 205,000.00**	**$ 2,697.37**	**$ 40.35**
	Contingency						
3800	**Contingency**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Contingency (15% Total Budget)		15%	$ 6,608,885.24	$ 991,333	$ 13,044	$ 195.14
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 991,333	**$ 13,044**	**$ 195**
	Total Contingency				**$ 991,332.79**	**$ 13,043.85**	**$ 195.14**

	Total	Per Lot	Per FF
Total Land Development Soft Costs	$ 719,433	$ 9,466	$ 142
Total Land Development Hard Costs	$ 5,684,452	$ 74,795	$ 1,119
Total Landscape, Hardscape, and Amenities	$ 205,000	$ 2,697	$ 40
Total Contingency	$ 991,333	$ 13,044	$ 195
Total Land Development	**$ 7,600,218**	**$ 100,003**	**$ 1,496**

LAND DEVELOPMENT BUDGET

Prepared by: Sam Stalls/Lydia Staub
Date: 9.7.22
Plan Set Title: Roselyn Phase 1B - Site Development Plans - 10.05.2020 - SCDHEC Approved
Plan Date: October 5, 2020
Design Firm: ESP Associates Inc.
Contractor Estimate:
Municipality: Lancaster County, SC

Roselyn - Phase 1B

Homesites Remaining: 22

Total Development Cost per FF $2,077.99
Total Front Footage: 1,650

Community Number: 2485582

Lot Size	# of Each
55	0
65	0
75	22

Total Lots	Acres
22	

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Soft Costs and Fees						
2006	**Pre-engineering**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2008	**Land Planning/Design**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2065	**Other Consultants**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2080	**Project Legal Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2101	**Pre-Plat**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2102	**Final Plat**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Final Plat - Estimate	EA	22	$ 225.00	$ 4,950	$ 225	$ 3.00
	Plat Revisions - Estimate	EA	2	$ 5,000.00	$ 10,000	$ 455	$ 6.06
	Restake/Reset Irons (20%) - Estimate	EA	4	$ 250.00	$ 1,100	$ 50	$ 0.67

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 16,050	**$ 730**	**$ 10**
2103	**Civil Engineering**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 23,627.50	$ 23,628	$ 1,074	$ 14.32
	Open Contracts as of 5.16.22	LS	1	$ 16,637.50	$ 16,638	$ 756	$ 10.08
	ESP ETC (W/S Design and Permit) - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 1,136	$ 15.15
	Construction Administration - Estimate	EA	22	$ 250.00	$ 5,500	$ 250	$ 3.33
	W/S As-Built Review and Submittal - Estimate	EA	22	$ 150.00	$ 3,300	$ 150	$ 2.00
	Storm As-Built Review and Submittal - Estimate	EA	22	$ 150.00	$ 3,300	$ 150	$ 2.00
	Plan Revisions - Estimate	EA	1	$ 10,000.00	$ 10,000	$ 455	$ 6.06
	BMP As-Built Review - Estimate	EA	1	$ 10,000.00	$ 10,000	$ 455	$ 6.06
	See Common Budget For Wetland Mitigation			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 97,365	**$ 4,426**	**$ 59**
2120	**Survey Staking**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 32.92	$ 33	$ 1	$ 0.02
	Open Contracts as of 5.16.22	LS	1	$ 102,000.00	$ 102,000	$ 4,636	$ 61.82
	Misc Survey (Easements, Monument, Etc) - Estimate	LS	1	$ 15,000.00	$ 15,000	$ 682	$ 9.09
	Misc As-Builts - Estimate	LS	1	$ 10,000.00	$ 10,000	$ 455	$ 6.06
	See Common Budget for Wetland Delineation			$ -	$ -	$ -	$ -
	See Common Budget for Topo Survey				$ -	$ -	$ -
					$ 127,033	**$ 5,774**	**$ 77**
2125	**Permit Fees/Municipality Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Review Fees/Rec Fees/Etc - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 1,136	$ 15.15
					$ 25,000	**$ 1,136**	**$ 15**
2131	**Soils Engineer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Soil Monitoring - Estimate	EA	22	$ 750.00	$ 16,500	$ 750	$ 10.00
	Basin Conversion Monitoring - Estimate	EA	1	$ 5,000.00	$ 5,000	$ 227	$ 3.03
	Additional Soil Monitoring - Estimate	LS	1	$ 33,500.00	$ 33,500	$ 1,523	$ 20.30
					$ 55,000	**$ 2,500**	**$ 33**
2163	**Landscape Master Planning (Architect)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Landscape Architect - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 1,136	$ 15.15
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 25,000	**$ 1,136**	**$ 15**
2301	**Generic Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Fees - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 2,273	$ 30.30
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 50,000	**$ 2,273**	**$ 30**
2599	**Miscellaneous - Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3590	**Bond Release Cost**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate - 3 Plats Per Phase, 2 Bonds Each w/ Performance & Maint.	EA	2	$ 2,500.00	$ 5,000	$ 227	$ 3.03
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 5,000	**$ 227**	**$ 3**
3801	**Intraproject Transfer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
6130	**Real Estate Taxes**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Not Housed in LD Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Soft Costs and Fees				**$ 400,448**	**$ 18,202**	**$ 243**
	Land Development Hard Costs						
2231	**Roads & Paving**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Included in 3279			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2279	**Misc. Roads (Offsites)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
			-	$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2425	**Grading**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 347,084.45	$ 347,084	$ 15,777	$ 210.35
	Regrade ROW After Utilities - Estimate	LF	2,605	$ 2.75	$ 7,164	$ 326	$ 4.34
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 354,248	**$ 16,102**	**$ 215**
2455	**Fences/Screening Walls**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Fencing along Sidewalks with 2:1 Slopes - Estimate	LF	1,000	$ 35.00	$ 35,000	$ 1,591	$ 21.21
				$ -	$ -	$ -	$ -
					$ 35,000	**$ 1,591**	**$ 21**
2580	**Overexcavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2655	**Clearing**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	AC	15	$ 5,000.00	$ 75,000	$ 3,409	$ 45.45
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 75,000	**$ 3,409**	**$ 45**
2656	**Unsuitable Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	LS	1	$ 250,000.00	$ 250,000	$ 11,364	$ 151.52
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 250,000	**$ 11,364**	**$ 152**
2658	**Demolition**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2735	**Misc. Special Conditions**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ 2,857,233.40	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2745	**Mobilization**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Included in 2120			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2748	**Retention/Detention**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	BMP Conversion - Estimate	EA	1	$ 100,000.00	$ 100,000	$ 4,545	$ 60.61
					$ -	$ -	$ -
					$ 100,000	**$ 4,545**	**$ 61**
2749	**Erosion Control**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 342,939.50	$ 342,940	$ 15,588	$ 207.84

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	SWPPP Setup - Estimate	LS	1	$ 3,000.00	$ 3,000	$ 136	$ 1.82
	Erosion Control Removal - Estimate	LS	1	$ 12,000.00	$ 12,000	$ 545	$ 7.27
	Lennar EC Maint. - Estimate	MO	24	$ 5,000.00	$ 120,000	$ 5,455	$ 72.73
					$ 477,940	**$ 21,725**	**$ 290**
2751	**Sanitary Sewer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 133,581.00	$ 133,581	$ 6,072	$ 80.96
	Material Increase and Plan Change Contingency - Estimate	LS	50%	$ 133,581.00	$ 66,791	$ 3,036	$ 40.48
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 200,372	**$ 9,108**	**$ 121**
2835	**Misc. Sewer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2836	**Lift Station**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2851	**Domestic Water System (18" PVC)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 73,026.00	$ 73,026	$ 3,319	$ 44.26
	Material Increase and Plan Change Contingency - Estimate	LS	85%	$ 73,026.00	$ 62,072	$ 2,821	$ 37.62
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 135,098	**$ 6,141**	**$ 82**
3001	**Storm Drainage**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 249,829.00	$ 249,829	$ 11,356	$ 151.41
	Material Increase and Plan Change Contingency - Estimate	LS	50%	$ 249,829.00	$ 124,915	$ 5,678	$ 75.71
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 374,744	**$ 17,034**	**$ 227**
3190	**Misc. Storm Drainage (Culverts)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3203	**Curb and Gutter**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 48,875.00	$ 48,875	$ 2,222	$ 29.62
	Material Increase and Plan Change Contingency - Estimate	LS	25%	$ 48,875.00	$ 12,219	$ 555	$ 7.41
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
					$ 61,094	**$ 2,777**	**$ 37**
3245	**Sidewalk**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Included in 3203	LS	1	$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3259	**Mail Kiosk**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CBU - Estimate	EA	22	$ 250.00	$ 5,500	$ 250	$ 3.33
	Mail Kiosk Pad - Estimate	EA	1	$ 5,000.00	$ 5,000	$ 227	$ 3.03
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 10,500	**$ 477**	**$ 6**
3279	**Generic Asphalt Paving**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 135,671.25	$ 135,671	$ 6,167	$ 82.23
	Pricing Adjustment - Estimate	LS	17%	$ 32,257.50	$ 5,484	$ 249	$ 3.32
				$ -	$ -	$ -	$ -
					$ 141,155	**$ 6,416**	**$ 86**
3300	**Street Signs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	EA	6	$ 1,800.00	$ 10,800	$ 491	$ 6.55
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 10,800	**$ 491**	**$ 7**
3320	**Street Cleaning**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3328	**Street Lights**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Leased from Duke			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3361	**Conduits**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	EA	6	$ 3,500.00	$ 21,000	$ 955	$ 12.73
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 21,000	**$ 955**	**$ 13**
3430	**Rock Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See 2656 for Unsuitables			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
					$ -	$ -	$ -
3475	**Misc. Utilities**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3515	**Retaining Walls**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	New Dimensions Quote - Rosleyn Phase 1B				$ -	$ -	$ -
	Retaining Wall - Estimate	SF	1,652	$ 18.20	$ 30,066	$ 1,367	$ 18.22
	Retaining Wall Testing & Certification - Estimate	LS	1	$ 2,400.00	$ 2,400	$ 109	$ 1.45
	Retaining Wall Fence - Estimate	LF	285	$ 31.50	$ 8,978	$ 408	$ 5.44
					$ 41,444	**$ 1,884**	**$ 25**
3655	**Concrete Repairs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Curb Repair at Turnover (20% of Curb Total)	LS	20%	$ 61,093.75	$ 12,219	$ 555	$ 7.41
	REMOVE FORMULAS AFTER INITIAL BUDGET SETUP			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 12,219	**$ 555**	**$ 7**
3660	**Asphalt Repairs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Asphalt Repair at Turnover (15% of Roads and Paving Total)	LS	15%	$ 141,155.03	$ 21,173	$ 962	$ 12.83
	REMOVE FORMULAS AFTER INITIAL BUDGET SETUP			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 21,173	**$ 962**	**$ 13**
3775	**Other**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Land Development Hard Costs				**$ 2,321,785.48**	**$ 105,535.70**	**$ 1,407.14**
	Landscape, Hardscape, and Amenities						
2165	**Amenity**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Park/Benches/Waste Receptacles	LS	1	$ 15,000.00	$ 15,000	$ 682	$ 9.09
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 15,000	**$ 682**	**$ 9**
2421	**Entry Monuments**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3552	**Generic Landscaping**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Sub Phase Entrance Landscaping/Irrigation - Estimate	LS	1	$ 75,000.00	$ 75,000.00	$ 3,409	$ 45.45

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	COS Landscaping - Estimate	EA	1	$ 35,000.00	$ 35,000	$ 1,591	$ 21.21
	General Maintenance - Estimate	LS	1	$ 10,000.00	$ 10,000.00	$ 455	$ 6.06
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 120,000	**$ 5,455**	**$ 73**
3586	**Irrigation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Budgeted in 3552			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3592	**Landscape Common Areas/Entry**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Landscape, Hardscape, and Amenities				**$ 135,000.00**	**$ 6,136.36**	**$ 81.82**
	Contingency						
3800	**Contingency**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Contingency (20% Total Budget)	LS	20%	$ 2,857,233.40	$ 571,447	$ 25,975	$ 346.33
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 571,447	**$ 25,975**	**$ 346**
	Total Contingency				**$ 571,446.68**	**$ 25,974.85**	**$ 346.33**

	Total	Per Lot	Per FF
Total Land Development Soft Costs	$ 400,448	$ 18,202	$ 243
Total Land Development Hard Costs	$ 2,321,785	$ 105,536	$ 1,407
Total Landscape, Hardscape, and Amenities	$ 135,000	$ 6,136	$ 82
Total Contingency	$ 571,447	$ 25,975	$ 346
Total Land Development	**$ 3,428,680**	**$ 155,849**	**$ 2,078**

LAND DEVELOPMENT BUDGET

Roselyn - Phase 1C

Prepared by:	Sam Stalls/Lydia Staub
Date:	9.7.22
Plan Set Title:	Roselyn Phase 1C - Site Development Plans - 5.12.2020 - SCDHEC Approved
Plan Date:	May 12, 2020
Design Firm:	ESP Associates Inc.
Contractor Estimate:	
Municipality:	Lancaster County, SC

Homesites Remaining: 159

Total Development Cost per FF	$1,400.34
Total Front Footage:	10,435

Lot Size	# of Each
55	52
65	45
75	62

Total Lots	Acres
159	

Community Number: 2485583

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Soft Costs and Fees						
2006	**Pre-engineering**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2008	**Land Planning/Design**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2065	**Other Consultants**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2080	**Project Legal Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2101	**Pre-Plat**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2102	**Final Plat**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Final Plat - Estimate	EA	159	$ 225.00	$ 35,775	$ 225	$ 3.43
	Plat Revisions - Estimate	EA	4	$ 5,000.00	$ 20,000	$ 126	$ 1.92
	Restake/Reset Irons (20%) - Estimate	EA	32	$ 250.00	$ 7,950	$ 50	$ 0.76

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 63,725	$ 401	$ 6
2103	**Civil Engineering**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 144,508.60	$ 144,509	$ 909	$ 13.85
	Open Contracts as of 5.16.22	LS	1	$ 12,862.00	$ 12,862	$ 81	$ 1.23
	Construction Administration - Estimate	EA	159	$ 250.00	$ 39,750	$ 250	$ 3.81
	W/S As-Built Review and Submittal - Estimate	EA	159	$ 150.00	$ 23,850	$ 150	$ 2.29
	Storm As-Built Review and Submittal - Estimate	EA	159	$ 150.00	$ 23,850	$ 150	$ 2.29
	Plan Revisions - Estimate	EA	2	$ 10,000.00	$ 20,000	$ 126	$ 1.92
	BMP As-Built Review - Estimate	EA	2	$ 10,000.00	$ 20,000	$ 126	$ 1.92
	See Common Budget For Wetland Mitigation			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 284,821	$ 1,791	$ 27
2120	**Survey Staking**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 226,650.00	$ 226,650	$ 1,425	$ 21.72
	Open Contracts as of 5.16.22	LS	1	$ 53,350.00	$ 53,350	$ 336	$ 5.11
	Misc Survey (Easements, Monument, Etc) - Estimate	LS	1	$ 20,000.00	$ 20,000	$ 126	$ 1.92
	Misc As-Builts - Estimate	LS	1	$ 10,000.00	$ 10,000	$ 63	$ 0.96
	See Common Budget for Wetland Delineation			$ -	$ -	$ -	$ -
	See Common Budget for Topo Survey			$ -	$ -	$ -	$ -
					$ 310,000	$ 1,950	$ 30
2125	**Permit Fees/Municipality Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Review Fees/Rec Fees/Etc - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 157	$ 2.40
				$ -	$ -	$ -	$ -
					$ 25,000	$ 157	$ 2
2131	**Soils Engineer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 4,636.00	$ 4,636	$ 29	$ 0.44
	Soil Monitoring - Estimate	EA	159	$ 300.00	$ 47,700	$ 300	$ 4.57
	Basin Conversion Monitoring - Estimate	EA	3	$ 5,000.00	$ 15,000	$ 94	$ 1.44
					$ 67,336	$ 423	$ 6
2163	**Landscape Master Planning (Architect)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Landscape Architect - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 157	$ 2.40
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 25,000	$ 157	$ 2
2301	**Generic Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Fees - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 314	$ 4.79
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 50,000	$ 314	$ 5
2599	**Miscellaneous - Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3590	**Bond Release Cost**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate - 3 Plats Per Phase, 2 Bonds Each w/ Performance & Maint.	EA	6	$ 2,500.00	$ 15,000	$ 94	$ 1.44
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 15,000	**$ 94**	**$ 1**
3801	**Intraproject Transfer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
6130	**Real Estate Taxes**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Not Housed in LD Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Soft Costs and Fees				**$ 840,882**	**$ 5,289**	**$ 81**
	Land Development Hard Costs						
2231	**Roads & Paving**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 865,763.75	$ 865,764	$ 5,445	$ 82.97
	Includes Pump Station Road			$ -	$ -	$ -	$ -
	Price Adjustment - Estimate	LS	17%	$ 865,763.75	$ 147,180	$ 926	$ 14.10
					$ 1,012,944	**$ 6,371**	**$ 97**
2279	**Misc. Roads (Offsites)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
			-	$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2425	**Grading**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 1,536,943.15	$ 1,536,943	$ 9,666	$ 147.29
	Open Contracts as of 5.16.22	LS	1	$ 438,824.65	$ 438,825	$ 2,760	$ 42.05
	Regrade ROW After Utilities - Estimate	LF	16,668	$ 2.75	$ 45,837	$ 288	$ 4.39
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 2,021,605	**$ 12,714**	**$ 194**
2455	**Fences/Screening Walls**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Fencing Around Areas of Ponds With No Retaining Walls - Estimate	LF	4,000	$ 35.00	$ 140,000	$ 881	$ 13.42
					$ 140,000	**$ 881**	**$ 13**
2580	**Overexcavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2655	**Clearing**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 271,432.50	$ 271,433	$ 1,707	$ 26.01
	Open Contracts as of 5.16.22	LS	1	$ 10,042.50	$ 10,043	$ 63	$ 0.96
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 281,475	**$ 1,770**	**$ 27**
2656	**Unsuitable Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 124,568.78	$ 124,569	$ 783	$ 11.94
	Open Contracts as of 5.16.22	LS	1	$ 175,431.22	$ 175,431	$ 1,103	$ 16.81
	Additional Unsuitables - Estimate	LS	1	$ 250,000.00	$ 250,000	$ 1,572	$ 23.96
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 550,000	**$ 3,459**	**$ 53**
2658	**Demolition**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2735	**Misc. Special Conditions**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ 12,706,523.05	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2745	**Mobilization**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Included in 2120			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2748	**Retention/Detention**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	BMP Conversion - Estimate	EA	2	$ 100,000.00	$ 200,000	$ 1,258	$ 19.17
					$ -	$ -	$ -
					$ 200,000	**$ 1,258**	**$ 19**
2749	**Erosion Control**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 540,416.86	$ 540,417	$ 3,399	$ 51.79
	Open Contracts as of 5.16.22	LS	1	$ 241,724.49	$ 241,724	$ 1,520	$ 23.16

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Erosion Control Removal - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 157	$ 2.40
	Lennar EC Maint. - Estimate	MO	20	$ 5,000.00	$ 100,000	$ 629	$ 9.58
					$ 907,141	**$ 5,705**	**$ 87**
2751	**Sanitary Sewer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 13,700.00	$ 13,700	$ 86	$ 1.31
	Open Contracts as of 5.16.22	LS	1	$ 798,028.50	$ 798,029	$ 5,019	$ 76.48
	Material Increase and Plan Change Contingency - Estimate	LS	50%	$ 798,028.50	$ 399,014	$ 2,510	$ 38.24
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 1,210,743	**$ 7,615**	**$ 116**
2835	**Misc. Sewer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2836	**Lift Station**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2851	**Domestic Water System (18" PVC)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 478,528.00	$ 478,528	$ 3,010	$ 45.86
	Material Increase and Plan Change Contingency - Estimate	LS	85%	$ 478,528.00	$ 406,749	$ 2,558	$ 38.98
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 885,277	**$ 5,568**	**$ 85**
3001	**Storm Drainage**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 363,880.00	$ 363,880	$ 2,289	$ 34.87
	Open Contracts as of 5.16.22	LS	1	$ 866,185.00	$ 866,185	$ 5,448	$ 83.01
	Material Increase and Plan Change Contingency - Estimate	LS	50%	$ 866,185.00	$ 433,093	$ 2,724	$ 41.50
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 1,663,158	**$ 10,460**	**$ 159**
3190	**Misc. Storm Drainage (Culverts)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 1,830,240.00	$ 1,830,240	$ 11,511	$ 175.39
	Open Contracts as of 5.16.22	LS	1	$ 20,190.00	$ 20,190	$ 127	$ 1.93
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 1,850,430	**$ 11,638**	**$ 177**
3203	**Curb and Gutter**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 262,900.00	$ 262,900	$ 1,653	$ 25.19
	Material Increase and Plan Change Contingency - Estimate	LS	25%	$ 262,900.00	$ 65,725	$ 413	$ 6.30

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
					$ 328,625	**$ 2,067**	**$ 31**
3245	**Sidewalk**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 51,862.50	$ 51,863	$ 326	$ 4.97
	Material Increase and Plan Change Contingency - Estimate	LS	25%	$ 51,862.50	$ 12,966	$ 82	$ 1.24
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 64,828	**$ 408**	**$ 6**
3259	**Mail Kiosk**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CBU - Estimate	EA	159	$ 250.00	$ 39,750	$ 250	$ 3.81
	Mail Kiosk Pad - Estimate	EA	1	$ 5,000.00	$ 5,000	$ 31	$ 0.48
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 44,750	**$ 281**	**$ 4**
3279	**Generic Asphalt Paving**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3300	**Street Signs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	EA	40	$ 1,800.00	$ 72,000	$ 453	$ 6.90
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 72,000	**$ 453**	**$ 7**
3320	**Street Cleaning**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3328	**Street Lights**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Leased from Duke			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3361	**Conduits**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	EA	40	$ 3,500.00	$ 140,000	$ 881	$ 13.42
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 140,000	**$ 881**	**$ 13**
3430	**Rock Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
					$ -	**$ -**	**$ -**
3475	**Misc. Utilities**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3515	**Retaining Walls**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget for Phase 1C Walls			$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3655	**Concrete Repairs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Curb Repair at Turnover (20% of Curb Total)	LS	20%	$ 328,625.00	$ 65,725	$ 413	$ 6.30
	REMOVE FORMULAS AFTER INITIAL BUDGET SETUP			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 65,725	**$ 413**	**$ 6**
3660	**Asphalt Repairs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Asphalt Repair at Turnover (15% of Roads and Paving Total)	LS	15%	$ 1,012,943.59	$ 151,942	$ 956	$ 14.56
	REMOVE FORMULAS AFTER INITIAL BUDGET SETUP			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 151,942	**$ 956**	**$ 15**
3775	**Other**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Land Development Hard Costs				**$ 11,590,641.45**	**$ 72,897.12**	**$ 1,110.75**
	Landscape, Hardscape, and Amenities						
2165	**Amenity**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Park/Benches/Waste Receptacles	LS	1	$ 15,000.00	$ 15,000	$ 94	$ 1.44
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 15,000	**$ 94**	**$ 1**
2421	**Entry Monuments**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3552	**Generic Landscaping**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Sub Phase Entrance Landscaping/Irrigation - Estimate	LS	1	$ 75,000.00	$ 75,000.00	$ 472	$ 7.19
	COS Landscaping - Estimate	EA	5	$ 35,000.00	$ 175,000	$ 1,101	$ 16.77
	General Maintenance - Estimate	LS	1	$ 10,000.00	$ 10,000.00	$ 63	$ 0.96
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 260,000	**$ 1,635**	**$ 25**
3586	**Irrigation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Budgeted in 3552			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3592	**Landscape Common Areas/Entry**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Landscape, Hardscape, and Amenities				**$ 275,000.00**	**$ 1,729.56**	**$ 26.35**
	Contingency						
3800	**Contingency**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Contingency (15% Total Budget)	LS	15%	$ 12,706,523.05	$ 1,905,978	$ 11,987	$ 182.65
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 1,905,978	**$ 11,987**	**$ 183**
	Total Contingency				**$ 1,905,978.46**	**$ 11,987.29**	**$ 182.65**

	Total	Per Lot	Per FF
Total Land Development Soft Costs	$ 840,882	$ 5,289	$ 81
Total Land Development Hard Costs	$ 11,590,641	$ 72,897	$ 1,111
Total Landscape, Hardscape, and Amenities	$ 275,000	$ 1,730	$ 26
Total Contingency	$ 1,905,978	$ 11,987	$ 183
Total Land Development	**$ 14,612,502**	**$ 91,903**	**$ 1,400**

LAND DEVELOPMENT BUDGET

Roselyn - Phase 1D

Prepared by:	Sam Stalls/Lydia Staub
Date:	9.7.22
Plan Set Title:	Roselyn Phase 1D - Site Development Plans - 04.08.2020 - SCDHEC Approved
Plan Date:	April 8, 2020
Design Firm:	ESP Associates Inc.
Contractor Estimate:	
Municipality:	Lancaster County, SC

Homesites Remaining: 132

Total Development Cost per FF	$1,312.20
Total Front Footage:	8,390

Community Number: 2485584

Lot Size	# of Each
55	66
65	19
75	47

Total Lots	Acres
132	

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Soft Costs and Fees						
2006	**Pre-engineering**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2008	**Land Planning/Design**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2065	**Other Consultants**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2080	**Project Legal Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2101	**Pre-Plat**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2102	**Final Plat**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Final Plat - Estimate	EA	132	$ 225.00	$ 29,700	$ 225	$ 3.54
	Plat Revisions - Estimate	EA	4	$ 5,000.00	$ 20,000	$ 152	$ 2.38
	Restake/Reset Irons (20%) - Estimate	EA	26	$ 250.00	$ 6,600	$ 50	$ 0.79

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 56,300	**$ 427**	**$ 7**
2103	**Civil Engineering**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 111,159.08	$ 111,159	$ 842	$ 13.25
	Open Contracts as of 5.16.22	LS	1	$ 20,402.00	$ 20,402	$ 155	$ 2.43
	ESP ETC (Water/Sewer Fees) - Estimate	LS	1	$ 20,000.00	$ 20,000	$ 152	$ 2.38
	Construction Administration - Estimate	EA	132	$ 250.00	$ 33,000	$ 250	$ 3.93
	W/S As-Built Review and Submittal - Estimate	EA	132	$ 150.00	$ 19,800	$ 150	$ 2.36
	Storm As-Built Review and Submittal - Estimate	EA	132	$ 150.00	$ 19,800	$ 150	$ 2.36
	Plan Revisions - Estimate	EA	2	$ 10,000.00	$ 20,000	$ 152	$ 2.38
	BMP As-Built Review - Estimate	EA	4	$ 10,000.00	$ 40,000	$ 303	$ 4.77
	See Common Budget For Wetland Mitigation			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 284,161	**$ 2,153**	**$ 34**
2120	**Survey Staking**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 1,117.50	$ 1,118	$ 8	$ 0.13
	Also See Cost Code 2745			$ -	$ -	$ -	$ -
	Misc Survey (Easements, Monument, Etc) - Estimate	LS	1	$ 20,000.00	$ 20,000	$ 152	$ 2.38
	Misc As-Builts - Estimate	LS	1	$ 10,000.00	$ 10,000	$ 76	$ 1.19
	See Common Budget for Wetland Delineation			$ -	$ -	$ -	$ -
	See Common Budget for Topo Survey			$ -	$ -	$ -	$ -
					$ 31,118	**$ 236**	**$ 4**
2125	**Permit Fees/Municipality Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Review Fees/Rec Fees/Etc - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 189	$ 2.98
				$ -	$ -	$ -	$ -
					$ 25,000	**$ 189**	**$ 3**
2131	**Soils Engineer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Soil Monitoring - Estimate	EA	132	$ 750.00	$ 99,000	$ 750	$ 11.80
	Basin Conversion Monitoring - Estimate	EA	4	$ 5,000.00	$ 20,000	$ 152	$ 2.38
					$ -	$ -	$ -
					$ 119,000	**$ 902**	**$ 14**
2163	**Landscape Master Planning (Architect)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Landscape Architect - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 189	$ 2.98
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 25,000	**$ 189**	**$ 3**
2301	**Generic Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Fees - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 379	$ 5.96
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 50,000	**$ 379**	**$ 6**
2599	**Miscellaneous - Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3590	**Bond Release Cost**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate - 3 Plats Per Phase, 2 Bonds Each w/ Performance & Maint.	EA	4	$ 2,500.00	$ 10,000	$ 76	$ 1.19
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 10,000	**$ 76**	**$ 1**
3801	**Intraproject Transfer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
6130	**Real Estate Taxes**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Not Housed in LD Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Soft Costs and Fees				**$ 600,579**	**$ 4,550**	**$ 72**
	Land Development Hard Costs						
2231	**Roads & Paving**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK Quote Roselyn 1D 1-15-2021	LS	1	$ 463,931.25	$ 463,931	$ 3,515	$ 55.30
	Pricing Adjustment - Estimate	LS	1	$ 72,356.25	$ 72,356	$ 548	$ 8.62
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 536,288	**$ 4,063**	**$ 64**
2279	**Misc. Roads (Offsites)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
			-	$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2425	**Grading**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 9,300.00	$ 9,300	$ 70	$ 1.11
	Open Contracts as of 5.16.22	LS	1	$ 1,382,884.00	$ 1,382,884	$ 10,476	$ 164.83
	Regrade ROW After Utilities - Estimate	LF	12,150	$ 2.75	$ 33,413	$ 253	$ 3.98
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 1,425,597	**$ 10,800**	**$ 170**

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
2455	**Fences/Screening Walls**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Fencing Around Areas of Ponds With No Retaining Walls - Estimate	LF	8,000	$ 35.00	$ 280,000	$ 2,121	$ 33.37
					$ 280,000	**$ 2,121**	**$ 33**
2580	**Overexcavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2655	**Clearing**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 94,340.00	$ 94,340	$ 715	$ 11.24
	Open Contracts as of 5.16.22	LS	1	$ 118,285.00	$ 118,285	$ 896	$ 14.10
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 212,625	**$ 1,611**	**$ 25**
2656	**Unsuitable Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See 3430 for Unsuitables			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2658	**Demolition**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Debris Disposal - Estimate	LS	1	$ 200,000.00	$ 200,000	$ 1,515	$ 23.84
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 200,000	**$ 1,515**	**$ 24**
2735	**Misc. Special Conditions**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ 9,573,366.26	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2745	**Mobilization**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 31,250.00	$ 31,250	$ 237	$ 3.72
	Open Contracts as of 5.16.22	LS	1	$ 203,750.00	$ 203,750	$ 1,544	$ 24.28
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 235,000	**$ 1,780**	**$ 28**
2748	**Retention/Detention**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	BMP Conversion - Estimate	EA	4	$ 100,000.00	$ 400,000	$ 3,030	$ 47.68
	Wet Pond Plants - Estimate	EA	4	$ 30,000.00	$ 120,000	$ 909	$ 14.30
					$ 520,000	**$ 3,939**	**$ 62**
2749	**Erosion Control**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 52,004.00	$ 52,004	$ 394	$ 6.20
	Open Contracts as of 5.16.22	LS	1	$ 757,843.85	$ 757,844	$ 5,741	$ 90.33
	SWPPP Setup - Estimate	LS	1	$ 3,000.00	$ 3,000	$ 23	$ 0.36
	Erosion Control Removal - Estimate	LS	1	$ 20,000.00	$ 20,000	$ 152	$ 2.38
	Lennar EC Maint. - Estimate	MO	36	$ 5,000.00	$ 180,000	$ 1,364	$ 21.45
					$ 1,012,848	**$ 7,673**	**$ 121**
2751	**Sanitary Sewer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK Quote Roselyn 1D 1-15-2021	LS	1	$ 610,777.00	$ 610,777	$ 4,627	$ 72.80
	Pricing Adjustment - Estimate	LS	1	$ 286,631.00	$ 286,631	$ 2,171	$ 34.16
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 897,408	**$ 6,799**	**$ 107**
2835	**Misc. Sewer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2836	**Lift Station**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2851	**Domestic Water System (18" PVC)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 57,111.45	$ 57,111	$ 433	$ 6.81
	CK Quote Roselyn 1D 1-15-2021	LS	1	$ 384,745.00	$ 384,745	$ 2,915	$ 45.86
	Pricing Adjustment - Estimate	LS	1	$ 278,635.00	$ 278,635	$ 2,111	$ 33.21
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 720,491	**$ 5,458**	**$ 86**
3001	**Storm Drainage**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK Quote Roselyn 1D 1-15-2021	LS	1	$ 1,089,839.00	$ 1,089,839	$ 8,256	$ 129.90
	Pricing Adjustment - Estimate	LS	1	$ 573,698.00	$ 573,698	$ 4,346	$ 68.38
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 1,663,537	**$ 12,603**	**$ 198**
3190	**Misc. Storm Drainage (Culverts)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3203	**Curb and Gutter**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK Quote Roselyn 1D 1-15-2021	LS	1	$ 182,250.00	$ 182,250	$ 1,381	$ 21.72
	Pricing Adjustment - Estimate	LS	1	$ 36,450.00	$ 36,450	$ 276	$ 4.34

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
					$ 218,700	**$ 1,657**	**$ 26**
3245	**Sidewalk**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK Quote Roselyn 1D 1-15-2021	LS	1	$ 8,572.50	$ 8,573	$ 65	$ 1.02
	Pricing Adjustment - Estimate	LS	1	$ 1,905.00	$ 1,905	$ 14	$ 0.23
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 10,478	**$ 79**	**$ 1**
3259	**Mail Kiosk**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CBU - Estimate	EA	132	$ 250.00	$ 33,000	$ 250	$ 3.93
	Mail Kiosk Pad - Estimate	EA	1	$ 5,000.00	$ 5,000	$ 38	$ 0.60
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 38,000	**$ 288**	**$ 5**
3267	**1" Asphalt Lift**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK Quote Roselyn 1D 1-15-2021	LS	1	$ 144,712.50	$ 144,713	$ 1,096	$ 17.25
	Pricing Adjustment - Estimate	LS	1	$ 34,050.00	$ 34,050	$ 258	$ 4.06
					$ 178,763	**$ 1,354**	**$ 21**
3300	**Street Signs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	EA	25	$ 1,800.00	$ 45,000	$ 341	$ 5.36
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 45,000	**$ 341**	**$ 5**
3320	**Street Cleaning**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3328	**Street Lights**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Leased from Duke			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3361	**Conduits**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	EA	25	$ 3,500.00	$ 87,500	$ 663	$ 10.43
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 87,500	**$ 663**	**$ 10**
3430	**Rock Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 310,000.00	$ 310,000	$ 2,348	$ 36.95
	Additional Unsuitables - Estimate	LS	1	$ 200,000.00	$ 200,000	$ 1,515	$ 23.84
				$ -	$ -	$ -	$ -
					$ 510,000	**$ 3,864**	**$ 61**

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
3475	**Misc. Utilities**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3515	**Retaining Walls**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
	Contracted Under ND Work Agreement 1 (12/17/21)			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3655	**Concrete Repairs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Curb Repair at Turnover (20% of Curb Total)	LS	20%	$ 218,700.00	$ 43,740	$ 331	$ 5.21
	REMOVE FORMULAS AFTER INITIAL BUDGET SETUP			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 43,740	**$ 331**	**$ 5**
3660	**Asphalt Repairs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Asphalt Repair at Turnover (15% of Roads and Paving Total)	LS	15%	$ 178,762.50	$ 26,814	$ 203	$ 3.20
	REMOVE FORMULAS AFTER INITIAL BUDGET SETUP			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 26,814	**$ 203**	**$ 3**
3775	**Other**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Land Development Hard Costs				**$ 8,862,787.68**	**$ 67,142.33**	**$ 1,056.35**
	Landscape, Hardscape, and Amenities						
2165	**Amenity**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Park/Benches/Waste Receptacles	LS	1	$ 15,000.00	$ 15,000	$ 114	$ 1.79
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 15,000	**$ 114**	**$ 2**
2421	**Entry Monuments**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3552	**Generic Landscaping**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Sub Phase Entrance Landscaping/Irrigation - Estimate	LS	1	$ 50,000.00	$ 50,000.00	$ 379	$ 5.96
	COS Landscaping - Estimate	EA	1	$ 35,000.00	$ 35,000	$ 265	$ 4.17
	General Maintenance - Estimate	LS	1	$ 10,000.00	$ 10,000.00	$ 76	$ 1.19
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 95,000	**$ 720**	**$ 11**
3586	**Irrigation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Budgeted in 3552			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3592	**Landscape Common Areas/Entry**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Landscape, Hardscape, and Amenities				**$ 110,000.00**	**$ 833.33**	**$ 13.11**
	Contingency						
3800	**Contingency**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Contingency (15% Total Budget)	LS	15%	$ 9,573,366.26	$ 1,436,005	$ 10,879	$ 171.16
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 1,436,005	**$ 10,879**	**$ 171**
	Total Contingency				**$ 1,436,004.94**	**$ 10,878.83**	**$ 171.16**

	Total	Per Lot	Per FF
Total Land Development Soft Costs	$ 600,579	$ 4,550	$ 72
Total Land Development Hard Costs	$ 8,862,788	$ 67,142	$ 1,056
Total Landscape, Hardscape, and Amenities	$ 110,000	$ 833	$ 13
Total Contingency	$ 1,436,005	$ 10,879	$ 171
Total Land Development	**$ 11,009,371**	**$ 83,404**	**$ 1,312**

LAND DEVELOPMENT BUDGET

Roselyn - Phase 1F

Prepared by:	Sam Stalls/Lydia Staub
Date:	9.7.22
Plan Set Title:	Roselyn Phase 1F - Site Development Plans - 10.30.2020 - SCDHEC Approved
Plan Date:	October 30, 2020
Design Firm:	ESP Associates Inc.
Contractor Estimate:	
Municipality:	Lancaster County, SC

Homesites Remaining: 61

Total Development Cost per FF	**$1,551.04**
Total Front Footage:	**3,355**

Lot Size	# of Each
55	61
65	0
75	0

Total Lots	Acres
61	

Community Number: 2485586

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Soft Costs and Fees						
2006	**Pre-engineering**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2008	**Land Planning/Design**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2065	**Other Consultants**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2080	**Project Legal Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2101	**Pre-Plat**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2102	**Final Plat**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Final Plat - Estimate	EA	61	$ 225.00	$ 13,725	$ 225	$ 4.09
	Plat Revisions - Estimate	EA	2	$ 5,000.00	$ 10,000	$ 164	$ 2.98
	Restake/Reset Irons (20%) - Estimate	EA	12	$ 250.00	$ 3,050	$ 50	$ 0.91

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 26,775	**$ 439**	**$ 8**
2103	**Civil Engineering**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 59,508.64	$ 59,509	$ 976	$ 17.74
	Open Contracts as of 5.16.22	LS	1	$ 31,404.61	$ 31,405	$ 515	$ 9.36
	ESP ETC - Estimate	LS	1	$ 15,000.00	$ 15,000	$ 246	$ 4.47
	Construction Administration - Estimate	EA	61	$ 250.00	$ 15,250	$ 250	$ 4.55
	W/S As-Built Review and Submittal - Estimate	EA	61	$ 150.00	$ 9,150	$ 150	$ 2.73
	Storm As-Built Review and Submittal - Estimate	EA	61	$ 150.00	$ 9,150	$ 150	$ 2.73
	Plan Revisions - Estimate	EA	1	$ 10,000.00	$ 10,000	$ 164	$ 2.98
	BMP As-Built Review - Estimate	EA	1	$ 10,000.00	$ 10,000	$ 164	$ 2.98
	See Common Budget For Wetland Mitigation			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 159,463	**$ 2,614**	**$ 48**
2120	**Survey Staking**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate (Based on Phase 2)	EA	61	$ 1,582.00	$ 96,502	$ 1,582	$ 28.76
	Misc Survey (Easements, Monument, Etc) - Estimate	LS	1	$ 15,000.00	$ 15,000	$ 246	$ 4.47
	Misc As-Builts - Estimate	LS	1	$ 10,000.00	$ 10,000	$ 164	$ 2.98
	See Common Budget for Wetland Delineation			$ -	$ -	$ -	$ -
	See Common Budget for Topo Survey			$ -	$ -	$ -	$ -
					$ 121,502	**$ 1,992**	**$ 36**
2125	**Permit Fees/Municipality Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Review Fees/Rec Fees/Etc - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 410	$ 7.45
					$ -	$ -	$ -
					$ 25,000	**$ 410**	**$ 7**
2131	**Soils Engineer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Soil Monitoring - Estimate	EA	61	$ 750.00	$ 45,750	$ 750	$ 13.64
	Basin Conversion Monitoring - Estimate	EA	2	$ 5,000.00	$ 10,000	$ 164	$ 2.98
					$ -	$ -	$ -
					$ 55,750	**$ 914**	**$ 17**
2163	**Landscape Master Planning (Architect)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2301	**Generic Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Fees - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 820	$ 14.90
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 50,000	**$ 820**	**$ 15**
2599	**Miscellaneous - Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	State and County Permit Fees - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 820	$ 14.90

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 50,000	**$ 820**	**$ 15**
3590	**Bond Release Cost**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate - 3 Plats Per Phase, 2 Bonds Each w/ Performance & Maint.	EA	2	$ 2,500.00	$ 5,000	$ 82	$ 1.49
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 5,000	**$ 82**	**$ 1**
3801	**Intraproject Transfer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
6130	**Real Estate Taxes**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Not Housed in LD Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Soft Costs and Fees				**$ 493,490**	**$ 8,090**	**$ 147**
	Land Development Hard Costs						
2231	**Roads & Paving**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate (Based on Phase 2)	EA	61	$ 4,185.21	$ 255,298	$ 4,185	$ 76.09
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 255,298	**$ 4,185**	**$ 76**
2279	**Misc. Roads (Offsites)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
			-	$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2425	**Grading**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate (Based on Phase 2)	EA	61	$ 9,342.88	$ 569,916	$ 9,343	$ 169.87
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 569,916	**$ 9,343**	**$ 170**
2455	**Fences/Screening Walls**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Fencing Around Areas of Ponds With No Retaining Walls - Estimate	LF	2,000	$ 35.00	$ 70,000	$ 1,148	$ 20.86

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
					$ 70,000	$ 1,148	$ 21
2580	**Overexcavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2655	**Clearing**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	AC	20	$ 5,000.00	$ 100,000	$ 1,639	$ 29.81
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 100,000	**$ 1,639**	**$ 30**
2656	**Unsuitable Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	LS	1	$ 500,000.00	$ 500,000	$ 8,197	$ 149.03
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 500,000	**$ 8,197**	**$ 149**
2658	**Demolition**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2735	**Misc. Special Conditions**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ 4,524,980.90	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2745	**Mobilization**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate (Based on Phase 2)	EA	61	$ 854.43	$ 52,120	$ 854	$ 15.54
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 52,120	**$ 854**	**$ 16**
2748	**Retention/Detention**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	BMP Conversion - Estimate	EA	1	$ 100,000.00	$ 100,000	$ 1,639	$ 29.81
					$ -	$ -	$ -
					$ 100,000	**$ 1,639**	**$ 30**
2749	**Erosion Control**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate (Based on Phase 2)	EA	61	$ 6,180.00	$ 376,980	$ 6,180	$ 112.36
	SWPPP Setup - Estimate	LS	1	$ 3,000.00	$ 3,000	$ 49	$ 0.89
	Erosion Control Removal - Estimate	LS	1	$ 10,000.00	$ 10,000	$ 164	$ 2.98

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Lennar EC Maint. - Estimate	MO	18	$ 5,000.00	$ 90,000	$ 1,475	$ 26.83
					$ 479,980	**$ 7,869**	**$ 143**
2751	**Sanitary Sewer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate (Based on Phase 2)	EA	61	$ 6,058.00	$ 369,538	$ 6,058	$ 110.15
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 369,538	**$ 6,058**	**$ 110**
2835	**Misc. Sewer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2836	**Lift Station**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2851	**Domestic Water System (18" PVC)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate (Based on Phase 2)	EA	61	$ 5,717.57	$ 348,772	$ 5,718	$ 103.96
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 348,772	**$ 5,718**	**$ 104**
3001	**Storm Drainage**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate (Based on Phase 2)	EA	61	$ 11,535.07	$ 703,639	$ 11,535	$ 209.73
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 703,639	**$ 11,535**	**$ 210**
3190	**Misc. Storm Drainage (Culverts)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3203	**Curb and Gutter**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate (Based on Phase 2)	EA	61	$ 1,776.36	$ 108,358	$ 1,776	$ 32.30
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
					$ 108,358	**$ 1,776**	**$ 32**
3245	**Sidewalk**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate (Based on Phase 2)	EA	61	$ 201.34	$ 12,282	$ 201	$ 3.66
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 12,282	**$ 201**	**$ 4**
3259	**Mail Kiosk**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CBU - Estimate	EA	61	$ 250.00	$ 15,250	$ 250	$ 4.55
	Mail Kiosk Structure - Estimate	EA	1	$ 25,000.00	$ 25,000	$ 410	$ 7.45
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 40,250	**$ 660**	**$ 12**
3267	**1" Asphalt Lift**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate (Based on Phase 2)	EA	61	$ 1,534.58	$ 93,609	$ 1,535	$ 27.90
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 93,609	**$ 1,535**	**$ 28**
3300	**Street Signs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	EA	12	$ 1,800.00	$ 21,600	$ 354	$ 6.44
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 21,600	**$ 354**	**$ 6**
3320	**Street Cleaning**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3328	**Street Lights**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3361	**Conduits**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	EA	6	$ 3,500.00	$ 21,000	$ 344	$ 6.26
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 21,000	**$ 344**	**$ 6**
3430	**Rock Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
					$ -	$ -	$ -
3475	**Misc. Utilities**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3515	**Retaining Walls**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	New Dimensions Quote - Rosleyn Phase 1F				$ -	$ -	$ -
	Retaining Wall - Estimate	SF	3,482	$ 18.20	$ 63,372	$ 1,039	$ 18.89
	Retaining Wall Testing & Certification - Estimate	LS	1	$ 3,600.00	$ 3,600	$ 59	$ 1.07
	Retaining Wall Fence - Estimate	LF	395	$ 31.50	$ 12,443	$ 204	$ 3.71
					$ 79,415	**$ 1,302**	**$ 24**
3655	**Concrete Repairs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Curb Repair at Turnover (20% of Curb Total)	LS	20%	$ 108,358.01	$ 21,672	$ 355	$ 6.46
	REMOVE FORMULAS AFTER INITIAL BUDGET SETUP			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 21,672	**$ 355**	**$ 6**
3660	**Asphalt Repairs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Asphalt Repair at Turnover (15% of Roads and Paving Total)	LS	15%	$ 93,609.28	$ 14,041	$ 230	$ 4.19
	REMOVE FORMULAS AFTER INITIAL BUDGET SETUP			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 14,041	**$ 230**	**$ 4**
3775	**Other**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Land Development Hard Costs				**$ 3,961,490.65**	**$ 64,942.47**	**$ 1,180.77**
	Landscape, Hardscape, and Amenities						
2165	**Amenity**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Park/Benches/Waste Receptacles	LS	1	$ 15,000.00	$ 15,000	$ 246	$ 4.47
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 15,000	**$ 246**	**$ 4**
2421	**Entry Monuments**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3552	**Generic Landscaping**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Sub Phase Entrance Landscaping/Irrigation - Estimate	LS	1	$ 10,000.00	$ 10,000.00	$ 164	$ 2.98

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	COS Landscaping - Estimate	EA	1	$ 35,000.00	$ 35,000	$ 574	$ 10.43
	General Maintenance - Estimate	LS	1	$ 10,000.00	$ 10,000.00	$ 164	$ 2.98
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 55,000	**$ 902**	**$ 16**
3586	**Irrigation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Budgeted in 3552			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3592	**Landscape Common Areas/Entry**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
				Total Landscape, Hardscape, and Amenities	**$ 70,000.00**	**$ 1,147.54**	**$ 20.86**

Cost Code	Contingency	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
3800	**Contingency**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Contingency (15% Total Budget)	LS	15%	$ 4,524,980.90	$ 678,747	$ 11,127	$ 202.31
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 678,747	**$ 11,127**	**$ 202**
				Total Contingency	**$ 678,747.14**	**$ 11,127.00**	**$ 202.31**

	Total	Per Lot	Per FF
Total Land Development Soft Costs	$ 493,490	$ 8,090	$ 147
Total Land Development Hard Costs	$ 3,961,491	$ 64,942	$ 1,181
Total Landscape, Hardscape, and Amenities	$ 70,000	$ 1,148	$ 21
Total Contingency	$ 678,747	$ 11,127	$ 202
Total Land Development	**$ 5,203,728**	**$ 85,307**	**$ 1,551**

LAND DEVELOPMENT BUDGET

Prepared by:	Sam Stalls/Lydia Staub
Date:	9.7.22
Plan Set Title:	Roselyn Phase 1G - Site Development Plans - 10.26.2020 - SCDHEC Approved
Plan Date:	October 26, 2020
Design Firm:	ESP Associates Inc.
Contractor Estimate:	
Municipality:	Lancaster County, SC

Roselyn - Phase 1G

Homesites Remaining: 38

Total Development Cost per FF	$1,679.00
Total Front Footage:	2,710

Lot Size	# of Each
55	0
65	14
75	24

Total Lots	Acres
38	

Community Number: 2485587

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Soft Costs and Fees						
2006	**Pre-engineering**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2008	**Land Planning/Design**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2065	**Other Consultants**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2080	**Project Legal Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2101	**Pre-Plat**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2102	**Final Plat**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Final Plat - Estimate	EA	38	$ 225.00	$ 8,550	$ 225	$ 3.15
	Plat Revisions - Estimate	EA	2	$ 5,000.00	$ 10,000	$ 263	$ 3.69
	Restake/Reset Irons (20%) - Estimate	EA	8	$ 250.00	$ 1,900	$ 50	$ 0.70

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 20,450	**$ 538**	**$ 8**
2103	**Civil Engineering**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 40,990.42	$ 40,990	$ 1,079	$ 15.13
	Open Contracts as of 5.16.22	LS	1	$ 22,474.11	$ 22,474	$ 591	$ 8.29
	ESP ETC - Estimate	LS	1	$ 15,000.00	$ 15,000	$ 395	$ 5.54
	Construction Administration - Estimate	EA	38	$ 250.00	$ 9,500	$ 250	$ 3.51
	W/S As-Built Review and Submittal - Estimate	EA	38	$ 150.00	$ 5,700	$ 150	$ 2.10
	Storm As-Built Review and Submittal - Estimate	EA	38	$ 150.00	$ 5,700	$ 150	$ 2.10
	Plan Revisions - Estimate	EA	1	$ 10,000.00	$ 10,000	$ 263	$ 3.69
	BMP As-Built Review - Estimate	EA	1	$ 10,000.00	$ 10,000	$ 263	$ 3.69
	See Common Budget For Wetland Mitigation			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 119,365	**$ 3,141**	**$ 44**
2120	**Survey Staking**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 17,600.00	$ 17,600	$ 463	$ 6.49
	Open Contracts as of 5.16.22	LS	1	$ 26,400.00	$ 26,400	$ 695	$ 9.74
	Misc Survey (Easements, Monument, Etc) - Estimate	LS	1	$ 15,000.00	$ 15,000	$ 395	$ 5.54
	Misc As-Builts - Estimate	LS	1	$ 10,000.00	$ 10,000	$ 263	$ 3.69
	See Common Budget for Wetland Delineation			$ -	$ -	$ -	$ -
	See Common Budget for Topo Survey			$ -	$ -	$ -	$ -
					$ 69,000	**$ 1,816**	**$ 25**
2125	**Permit Fees/Municipality Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Review Fees/Rec Fees/Etc - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 658	$ 9.23
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 25,000	**$ 658**	**$ 9**
2131	**Soils Engineer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Soil Monitoring - Estimate	EA	38	$ 750.00	$ 28,500	$ 750	$ 10.52
	Basin Conversion Monitoring - Estimate	EA	2	$ 5,000.00	$ 10,000	$ 263	$ 3.69
	Additional Soil Monitoring - Estimate	LS	1	$ 35,000.00	$ 35,000	$ 921	$ 12.92
					$ 73,500	**$ 1,934**	**$ 27**
2163	**Landscape Master Planning (Architect)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Landscape Architect - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 658	$ 9.23
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 25,000	**$ 658**	**$ 9**
2301	**Generic Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Fees - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 1,316	$ 18.45
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 50,000	**$ 1,316**	**$ 18**

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
2599	**Miscellaneous - Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	State and County Permit Fees - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 1,316	$ 18.45
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 50,000	**$ 1,316**	**$ 18**
3590	**Bond Release Cost**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate - 3 Plats Per Phase, 2 Bonds Each w/ Performance & Maint.	EA	2	$ 2,500.00	$ 5,000	$ 132	$ 1.85
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 5,000	**$ 132**	**$ 2**
3801	**Intraproject Transfer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
6130	**Real Estate Taxes**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Not Housed in LD Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Soft Costs and Fees				**$ 437,315**	**$ 11,508**	**$ 161**
	Land Development Hard Costs						
2231	**Roads & Paving**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Cost Code 3279			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2279	**Misc. Roads (Offsites)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
			-	$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2425	**Grading**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 277,358.40	$ 277,358	$ 7,299	$ 102.35
	Open Contracts as of 5.16.22	LS	1	$ 111,290.75	$ 111,291	$ 2,929	$ 41.07
	Regrade ROW After Utilities - Estimate	LF	3,530	$ 2.75	$ 9,708	$ 255	$ 3.58
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
					$ 398,357	$ 10,483	$ 147
2455	**Fences/Screening Walls**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Fencing Around Areas of Ponds With No Retaining Walls - Estimate	LF	4,000	$ 35.00	$ 140,000	$ 3,684	$ 51.66
					$ 140,000	**$ 3,684**	**$ 52**
2580	**Overexcavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2655	**Clearing**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	AC	5	$ 5,000.00	$ 25,000	$ 658	$ 9.23
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 25,000	**$ 658**	**$ 9**
2656	**Unsuitable Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 184,920.00	$ 184,920	$ 4,866	$ 68.24
	Open Contracts as of 5.16.22	LS	1	$ 115,080.00	$ 115,080	$ 3,028	$ 42.46
	Additional Unsuitables - Estimate	LS	1	$ 150,000.00	$ 150,000	$ 3,947	$ 55.35
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 450,000	**$ 11,842**	**$ 166**
2658	**Demolition**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2735	**Misc. Special Conditions**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ 3,956,597.92	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2745	**Mobilization**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 48,000.00	$ 48,000	$ 1,263	$ 17.71
	Open Contracts as of 5.16.22	LS	1	$ 12,000.00	$ 12,000	$ 316	$ 4.43
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 60,000	**$ 1,579**	**$ 22**
2748	**Retention/Detention**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	BMP Conversion - Estimate	EA	2	$ 100,000.00	$ 200,000	$ 5,263	$ 73.80
				$ -	$ -	$ -	$ -
					$ 200,000	**$ 5,263**	**$ 74**

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
2749	**Erosion Control**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 299,831.50	$ 299,832	$ 7,890	$ 110.64
	Open Contracts as of 5.16.22	LS	1	$ 156,440.00	$ 156,440	$ 4,117	$ 57.73
	SWPPP Setup - Estimate	LS	1	$ 3,000.00	$ 3,000	$ 79	$ 1.11
	Erosion Control Removal - Estimate	LS	1	$ 6,000.00	$ 6,000	$ 158	$ 2.21
	Lennar EC Maint. - Estimate	MO	24	$ 5,000.00	$ 120,000	$ 3,158	$ 44.28
					$ 585,272	**$ 15,402**	**$ 216**
2751	**Sanitary Sewer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate (Based on Phase 2)	EA	38	$ 6,058.00	$ 230,204	$ 6,058	$ 84.95
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 230,204	**$ 6,058**	**$ 85**
2835	**Misc. Sewer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2836	**Lift Station**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2851	**Domestic Water System (18" PVC)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate (Based on Phase 2)	EA	38	$ 5,717.57	$ 217,268	$ 5,718	$ 80.17
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 217,268	**$ 5,718**	**$ 80**
3001	**Storm Drainage**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 379,569.00	$ 379,569	$ 9,989	$ 140.06
	Material Increase and Plan Change Contingency - Estimate	LS	50%	$ 379,569.00	$ 189,785	$ 4,994	$ 70.03
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 569,354	**$ 14,983**	**$ 210**
3190	**Misc. Storm Drainage (Culverts)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3203	**Curb and Gutter**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 54,009.00	$ 54,009	$ 1,421	$ 19.93
	Material Increase and Plan Change Contingency - Estimate	LS	25%	$ 54,009.00	$ 13,502	$ 355	$ 4.98

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
					$ 67,511	**$ 1,777**	**$ 25**
3245	**Sidewalk**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 116,270.00	$ 116,270	$ 3,060	$ 42.90
	Material Increase and Plan Change Contingency - Estimate	LS	25%	$ 116,270.00	$ 29,068	$ 765	$ 10.73
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 145,338	**$ 3,825**	**$ 54**
3259	**Mail Kiosk**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CBU - Estimate	EA	38	$ 250.00	$ 9,500	$ 250	$ 3.51
	Mail Kiosk Pad - Estimate	EA	1	$ 5,000.00	$ 5,000	$ 132	$ 1.85
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 14,500	**$ 382**	**$ 5**
3279	**Generic Asphalt Paving**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 175,532.50	$ 175,533	$ 4,619	$ 64.77
	Price Adjustment - Estimate	LS	17%	$ 175,532.50	$ 29,841	$ 785	$ 11.01
				$ -	$ -	$ -	$ -
					$ 205,373	**$ 5,405**	**$ 76**
3300	**Street Signs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	EA	6	$ 1,800.00	$ 10,800	$ 284	$ 3.99
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 10,800	**$ 284**	**$ 4**
3320	**Street Cleaning**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3328	**Street Lights**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Leased from Duke			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3361	**Conduits**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	EA	6	$ 3,500.00	$ 21,000	$ 553	$ 7.75
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 21,000	**$ 553**	**$ 8**
3430	**Rock Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
					$ -	$ -	$ -
3475	**Misc. Utilities**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	$ -	$ -
3515	**Retaining Walls**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	$ -	$ -
3655	**Concrete Repairs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Curb Repair at Turnover (20% of Curb Total)	LS	20%	$ 67,511.25	$ 13,502	$ 355	$ 4.98
	REMOVE FORMULAS AFTER INITIAL BUDGET SETUP			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 13,502	**$ 355**	**$ 5**
3660	**Asphalt Repairs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Asphalt Repair at Turnover (15% of Roads and Paving Total)	LS	15%	$ 205,373.03	$ 30,806	$ 811	$ 11.37
	REMOVE FORMULAS AFTER INITIAL BUDGET SETUP			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 30,806	**$ 811**	**$ 11**
3775	**Other**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	$ -	$ -
	Total Land Development Hard Costs				**$ 3,384,283.39**	**$ 89,060.09**	**$ 1,248.81**
	Landscape, Hardscape, and Amenities						
2165	**Amenity**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Park/Benches/Waste Receptacles	LS	1	$ 15,000.00	$ 15,000	$ 395	$ 5.54
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 15,000	**$ 395**	**$ 6**
2421	**Entry Monuments**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
3552	**Generic Landscaping**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Sub Phase Entrance Landscaping/Irrigation - Estimate	LS	1	$ 75,000.00	$ 75,000.00	$ 1,974	$ 27.68
	COS Landscaping - Estimate	EA	1	$ 35,000.00	$ 35,000	$ 921	$ 12.92
	General Maintenance - Estimate	LS	1	$ 10,000.00	$ 10,000.00	$ 263	$ 3.69
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 120,000	**$ 3,158**	**$ 44**
3586	**Irrigation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Budgeted in 3552			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3592	**Landscape Common Areas/Entry**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Landscape, Hardscape, and Amenities				**$ 135,000.00**	**$ 3,552.63**	**$ 49.82**
	Contingency						
3800	**Contingency**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Contingency (15% Total Budget)	LS	15%	$ 3,956,597.92	$ 593,490	$ 15,618	$ 219.00
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 593,490	**$ 15,618**	**$ 219**
	Total Contingency				**$ 593,489.69**	**$ 15,618.15**	**$ 219.00**

	Total	Per Lot	Per FF
Total Land Development Soft Costs	$ 437,315	$ 11,508	$ 161
Total Land Development Hard Costs	$ 3,384,283	$ 89,060	$ 1,249
Total Landscape, Hardscape, and Amenities	$ 135,000	$ 3,553	$ 50
Total Contingency	$ 593,490	$ 15,618	$ 219
Total Land Development	**$ 4,550,088**	**$ 119,739**	**$ 1,679**

LAND DEVELOPMENT BUDGET

Roselyn - Phase 2

Prepared by:	Sam Stalls/Lydia Staub
Date:	9.7.22
Plan Set Title:	Roselyn 2A 30% Prelim Roselyn 2B 30% Roselyn 2C 30%
Plan Date:	7/10/2020; 7/1/2020; 7/20/2020
Design Firm:	ESP Associates Inc.
Contractor Estimate:	CK - Roselyn PH. 2 Budget Est. (2/12/2021)
Municipality:	Lancaster County, SC
Total Development Cost per FF	$1,354.28
Total Front Footage:	19,970
Community Number:	2485592

Homesites Remaining: 316

Lot Size	# of Each
55	115
65	143
75	58

Total Lots	Acres
316	

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Soft Costs and Fees						
2006	**Pre-engineering**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2008	**Land Planning/Design**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2065	**Other Consultants**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2080	**Project Legal Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2101	**Pre-Plat**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2102	**Final Plat**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Final Plat - Estimate	EA	316	$ 225.00	$ 71,100	$ 225	$ 3.56

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Plat Revisions - Estimate	EA	6	$ 5,000.00	$ 30,000	$ 95	$ 1.50
	Restake/Reset Irons (20%) - Estimate	EA	63	$ 250.00	$ 15,800	$ 50	$ 0.79
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 116,900	**$ 370**	**$ 6**
2103	**Civil Engineering**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 80,665.35	$ 80,665	$ 255	$ 4.04
	Open Contracts as of 5.16.22	LS	1	$ 218,302.40	$ 218,302	$ 691	$ 10.93
	ESP Proposal - NE1-20548-Lennar-Roselyn Ph2 (7-8-2020)	LS	1	$ -	$ -	$ -	$ -
	Remaining 30% Drawings Phase (Phases 2A, 2B, 2C)	LS	1	$ 2,764.65	$ 2,765	$ 9	$ 0.14
	Construction Document Phase (Phases 2A, 2B, 2C)	LS	1	$ 194,670.00	$ 194,670	$ 616	$ 9.75
	Wetland Permitting Exhibits (Per Phase)	EA	3	$ 15,000.00	$ 45,000	$ 142	$ 2.25
	Bid and Construction Phase Services (Per Phase)	EA	3	$ 13,500.00	$ 40,500	$ 128	$ 2.03
	Reimbursable Expense (Per Phase)	EA	3	$ 2,000.00	$ 6,000	$ 19	$ 0.30
	ESP - Budget Adjustment	LS	15%	$ 288,934.65	$ 43,340	$ 137	$ 2.17
	W/S As-Built Review and Submittal - Estimate	EA	316	$ 150.00	$ 47,400	$ 150	$ 2.37
	Storm As-Built Review and Submittal - Estimate	EA	316	$ 150.00	$ 47,400	$ 150	$ 2.37
	Plan Revisions - Estimate	EA	4	$ 10,000.00	$ 40,000	$ 127	$ 2.00
	BMP As-Built Review - Estimate	EA	5	$ 10,000.00	$ 50,000	$ 158	$ 2.50
	See Common Budget For Wetland Mitigation			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 816,043	**$ 2,582**	**$ 41**
2120	**Survey Staking**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK - Roselyn PH. 2 Budget Est. (2/12/2021)	LS	1	$ 375,000.00	$ 375,000	$ 1,187	$ 18.78
	Pricing Adjustment - Estimate	LS	1	$ 125,000.00	$ 125,000	$ 396	$ 6.26
	Misc Survey (Easements, Monument, Etc) - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 158	$ 2.50
	Misc As-Builts - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 79	$ 1.25
	See Common Budget for Wetland Delineation			$ -	$ -	$ -	$ -
	See Common Budget for Topo Survey			$ -	$ -	$ -	$ -
					$ 575,000	**$ 1,820**	**$ 29**
2125	**Permit Fees/Municipality Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Review Fees/Rec Fees/Etc - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 158	$ 2.50
				$ -	$ -	$ -	$ -
					$ 50,000	**$ 158**	**$ 3**
2131	**Soils Engineer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Soil Monitoring - Estimate	EA	316	$ 750.00	$ 237,000	$ 750	$ 11.87
	Basin Conversion Monitoring - Estimate	EA	6	$ 5,000.00	$ 30,000	$ 95	$ 1.50
					$ 267,000	**$ 845**	**$ 13**
2163	**Landscape Master Planning (Architect)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Landscape Architect - Estimate	LS	1	$ 25,000.00	$ 25,000	$ 79	$ 1.25
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 25,000	**$ 79**	**$ 1**
2301	**Generic Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Fees - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 158	$ 2.50
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
					$ 50,000	**$ 158**	**$ 3**
2599	**Miscellaneous - Fees**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	State and County Permit Fees - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 158	$ 2.50
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 50,000	**$ 158**	**$ 3**
3590	**Bond Release Cost**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate - 3 Plats Per Phase, 2 Bonds Each w/ Performance & Maint.	EA	6	$ 2,500.00	$ 15,000	$ 47	$ 0.75
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 15,000	**$ 47**	**$ 1**
3801	**Intraproject Transfer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
6130	**Real Estate Taxes**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Not Housed in LD Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Soft Costs and Fees				**$ 1,964,943**	**$ 6,218**	**$ 98**
	Land Development Hard Costs						
2231	**Roads & Paving**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK - Roselyn PH. 2 Budget Est. (2/12/2021)	LS	1	$ 1,144,091.25	$ 1,144,091	$ 3,621	$ 57.29
	Pricing Adjustment - Estimate	LS	1	$ 178,436.25	$ 178,436	$ 565	$ 8.94
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 1,322,528	**$ 4,185**	**$ 66**
2279	**Misc. Roads (Offsites)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
			-	$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2425	**Grading**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK - Roselyn PH. 2 Budget Est. (2/12/2021)	LS	1	$ 2,256,152.95	$ 2,256,153	$ 7,140	$ 112.98
	Pricing Adjustment - Estimate	LS	1	$ 610,439.85	$ 610,440	$ 1,932	$ 30.57
	Regrade ROW After Utilities - Estimate	LF	31,185	$ 2.75	$ 85,759	$ 271	$ 4.29
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 2,952,352	**$ 9,343**	**$ 148**
2455	**Fences/Screening Walls**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Open Contracts as of 5.16.22	LS	1	$ 33,150.00	$ 33,150	$ 105	$ 1.66
	Dead-End Barricade - Estimate	EA	5	$ 3,000.00	$ 15,000	$ 47	$ 0.75
	Fencing along Sidewalks with 2:1 Slopes - Estimate	LF	1,000	$ 35.00	$ 35,000	$ 111	$ 1.75
	Fencing Around Areas of Ponds With No Retaining Walls - Estimate	LF	4,300	$ 35.00	$ 150,500	$ 476	$ 7.54
					$ 233,650	**$ 739**	**$ 12**
2580	**Overexcavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See 2656 for Unsuitables			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2655	**Clearing**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK - Roselyn PH. 2 Budget Est. (2/12/2021)	LS	1	$ 583,000.00	$ 583,000	$ 1,845	$ 29.19
	Pricing Adjustment - Estimate	LS	1	$ 88,000.00	$ 88,000	$ 278	$ 4.41
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 671,000	**$ 2,123**	**$ 34**
2656	**Unsuitable Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK - Roselyn PH. 2 Budget Est. (2/12/2021)	LS	1	$ 568,000.00	$ 568,000	$ 1,797	$ 28.44
	Pricing Adjustment - Estimate	LS	50%	$ 568,000.00	$ 284,000	$ 899	$ 14.22
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 852,000	**$ 2,696**	**$ 43**
2658	**Demolition**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2735	**Misc. Special Conditions**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ 22,537,421.82	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2745	**Mobilization**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK - Roselyn PH. 2 Budget Est. (2/12/2021)	LS	1	$ 120,000.00	$ 120,000	$ 380	$ 6.01
	Pricing Adjustment - Estimate	LS	1	$ 150,000.00	$ 150,000	$ 475	$ 7.51
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 270,000	**$ 854**	**$ 14**

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
2748	**Retention/Detention**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	BMP Conversion - Estimate	EA	5	$ 100,000.00	$ 500,000	$ 1,582	$ 25.04
	Wet Pond Plants - Estimate	EA	5	$ 30,000.00	$ 150,000	$ 475	$ 7.51
					$ 650,000	**$ 2,057**	**$ 33**
2749	**Erosion Control**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK - Roselyn PH. 2 Budget Est. (2/12/2021)	LS	1	$ 1,483,616.90	$ 1,483,617	$ 4,695	$ 74.29
	Pricing Adjustment - Estimate	LS	1	$ 469,386.80	$ 469,387	$ 1,485	$ 23.50
	SWPPP Setup - Estimate	LS	1	$ 3,000.00	$ 3,000	$ 9	$ 0.15
	Additional Basins (Not Included in CK Estimate)	EA	2	$ 130,000.00	$ 260,000	$ 823	$ 13.02
	Erosion Control Removal - Estimate	LS	1	$ 50,000.00	$ 50,000	$ 158	$ 2.50
	Lennar EC Maint. - Estimate	MO	48	$ 5,000.00	$ 240,000	$ 759	$ 12.02
					$ 2,506,004	**$ 7,930**	**$ 125**
2751	**Sanitary Sewer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 218,320.00	$ 218,320	$ 691	$ 10.93
	Open Contracts as of 5.16.22	LS	1	$ 54,580.00	$ 54,580	$ 173	$ 2.73
	CK - Roselyn PH. 2 Budget Est. (2/12/2021)	LS	1	$ 1,247,463.50	$ 1,247,464	$ 3,948	$ 62.47
	Pricing Adjustment - Estimate	LS	1	$ 666,928.50	$ 666,929	$ 2,111	$ 33.40
				$ -	$ -	$ -	$ -
					$ 2,187,292	**$ 6,922**	**$ 110**
2835	**Misc. Sewer**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2836	**Lift Station**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
2851	**Domestic Water System (18" PVC)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK - Roselyn PH. 2 Budget Est. (2/12/2021)	LS	1	$ 923,417.50	$ 923,418	$ 2,922	$ 46.24
	Pricing Adjustment - Estimate	LS	1	$ 883,335.50	$ 883,336	$ 2,795	$ 44.23
				$ -	$ -	$ -	$ -
					$ 1,806,753	**$ 5,718**	**$ 90**
3001	**Storm Drainage**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK - Roselyn PH. 2 Budget Est. (2/12/2021)	LS	1	$ 2,305,427.00	$ 2,305,427	$ 7,296	$ 115.44
	Pricing Adjustment - Estimate	LS	1	$ 1,339,656.00	$ 1,339,656	$ 4,239	$ 67.08
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 3,645,083	**$ 11,535**	**$ 183**
3190	**Misc. Storm Drainage (Culverts)**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3203	**Curb and Gutter**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK - Roselyn PH. 2 Budget Est. (2/12/2021)	LS	1	$ 467,775.00	$ 467,775	$ 1,480	$ 23.42
	Pricing Adjustment - Estimate	LS	1	$ 93,555.00	$ 93,555	$ 296	$ 4.68
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
					$ 561,330	**$ 1,776**	**$ 28**
3245	**Sidewalk**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK - Roselyn PH. 2 Budget Est. (2/12/2021)	LS	1	$ 52,056.00	$ 52,056	$ 165	$ 2.61
	Pricing Adjustment - Estimate	LS	1	$ 11,568.00	$ 11,568	$ 37	$ 0.58
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 63,624	**$ 201**	**$ 3**
3259	**Mail Kiosk**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CBU - Estimate	EA	316	$ 250.00	$ 79,000	$ 250	$ 3.96
	Mail Kiosk Pad - Estimate	LS	1	$ 5,000.00	$ 5,000	$ 16	$ 0.25
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 84,000	**$ 266**	**$ 4**
3267	**1" Asphalt Lift**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	CK - Roselyn PH. 2 Budget Est. (2/12/2021)	LS	1	$ 356,872.50	$ 356,873	$ 1,129	$ 17.87
	Pricing Adjustment - Estimate	LS	1	$ 83,970.00	$ 83,970	$ 266	$ 4.20
	Index Estimate - 10% of Total Overlay	LS	10%	$ 440,842.50	$ 44,084	$ 140	$ 2.21
				$ -	$ -	$ -	$ -
					$ 484,927	**$ 1,535**	**$ 24**
3300	**Street Signs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Estimate	EA	75	$ 1,800.00	$ 135,000	$ 427	$ 6.76
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 135,000	**$ 427**	**$ 7**
3320	**Street Cleaning**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3328	**Street Lights**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Leased from Duke			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3361	**Conduits**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 99,595.60	$ 99,596	$ 315	$ 4.99
	Estimate	EA	80	$ 3,500.00	$ 280,000	$ 886	$ 14.02
				$ -	$ -	$ -	$ -
					$ 379,596	**$ 1,201**	**$ 19**
3430	**Rock Excavation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Spent to Date as of 5.16.22	LS	1	$ 20,500.00	$ 20,500	$ 65	$ 1.03
	Open Contracts as of 5.16.22	LS	1	$ 79,500.00	$ 79,500	$ 252	$ 3.98
				$ -	$ -	$ -	$ -

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
					$ 100,000	**$ 316**	**$ 5**
3475	**Misc. Utilities**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3515	**Retaining Walls**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Retaining Wall - Estimate	SF	31,420	$ 22.50	$ 706,950	$ 2,237	$ 35.40
	Retaining Wall Fence - Estimate	LF	2,831	$ 37.00	$ 104,747	$ 331	$ 5.25
					$ 811,697	**$ 2,569**	**$ 41**
3655	**Concrete Repairs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Curb Repair at Turnover (20% of Curb Total)	LS	20%	$ 561,330.00	$ 112,266	$ 355	$ 5.62
	REMOVE FORMULAS AFTER INITIAL BUDGET SETUP*			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 112,266	**$ 355**	**$ 6**
3660	**Asphalt Repairs**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Asphalt Repair at Turnover (15% of Roads and Paving Total)	LS	15%	$ 1,322,527.50	$ 198,379	$ 628	$ 9.93
	REMOVE FORMULAS AFTER INITIAL BUDGET SETUP*			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 198,379	**$ 628**	**$ 10**
3775	**Other**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
	Total Land Development Hard Costs				**$ 20,027,479.23**	**$ 63,378.10**	**$ 1,002.88**
	Landscape, Hardscape, and Amenities						
2165	**Amenity**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Misc. Park/Benches/Waste Receptacles	EA	3	$ 15,000.00	$ 45,000	$ 142	$ 2.25
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 45,000	**$ 142**	**$ 2**
2421	**Entry Monuments**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	See Common Budget			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3552	**Generic Landscaping**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Sub Phase Entrance Landscaping/Irrigation - Estimate	EA	3	$ 75,000.00	$ 225,000.00	$ 712	$ 11.27
	COS Landscaping - Estimate	EA	7	$ 35,000.00	$ 245,000	$ 775	$ 12.27
	General Maintenance - Estimate	EA	3	$ 10,000.00	$ 30,000.00	$ 95	$ 1.50

Cost Code	Description	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 500,000	**$ 1,582**	**$ 25**
3586	**Irrigation**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Budgeted in 3552			$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
3592	**Landscape Common Areas/Entry**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ -	**$ -**	**$ -**
				Total Landscape, Hardscape, and Amenities	**$ 545,000.00**	**$ 1,724.68**	**$ 27.29**
	Contingency						
3800	**Contingency**	Unit	Quantity	Price/Unit	Total	Per Lot	Per FF
	Contingency (20% Total Budget)	LS	20%	$ 22,537,421.82	$ 4,507,484	$ 14,264	$ 225.71
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
				$ -	$ -	$ -	$ -
					$ 4,507,484	**$ 14,264**	**$ 226**
				Total Contingency	**$ 4,507,484.36**	**$ 14,264.19**	**$ 225.71**

	Total	Per Lot	Per FF
Total Land Development Soft Costs	$ 1,964,943	$ 6,218	$ 98
Total Land Development Hard Costs	$ 20,027,479	$ 63,378	$ 1,003
Total Landscape, Hardscape, and Amenities	$ 545,000	$ 1,725	$ 27
Total Contingency	$ 4,507,484	$ 14,264	$ 226
Total Land Development	**$ 27,044,906**	**$ 85,585**	**$ 1,354**