

Stagecoach Area Community Plan

SUMMARY OF ESTIMATED COSTS

SUBDIVISION	S.F. EQUIV. PLATTED		WATER	SEWER	ROADS	ELECTRIC	TELEPHONE	EQUITY	TOTAL***	COST PER	COST PER
	LOTS*	LOTS**								S.F. EQUIV. LOT*	PLATTED LOT**
Meadowgreen	50	50	255,750	335,600	238,800	125,000	25,000	30,661	949,489	18,990	18,990
Southshore	265	229	2,360,000	1,724,600	340,000	801,500	114,500	42,791	5,297,809	19,992	23,135
Morningside I	183	183	960,000	855,000	150,000	457,500	91,500	31,155	2,482,845	13,567	13,567
Horseback	325	249	1,367,000	1,743,060	244,000	871,500	124,500	45,174	4,304,886	13,246	17,289
Blackhorse I	101	101	500,500	738,000	556,800	353,500	50,500	16,113	2,183,187	21,616	21,616
Blackhorse II	210	70	0	99,000	399,600	245,000	35,000	8,393	770,207	3,668	11,003
Sky Hitch I	93	93	836,000	975,125	547,200	325,500	46,500	14,255	2,716,070	29,205	29,205
Sky Hitch II	59	59	356,950	593,475	272,580	206,500	29,500	8,832	1,450,173	24,579	24,579
Sky Hitch III	43	43	192,500	374,675	168,000	150,500	21,500	6,669	900,506	20,942	20,942
Sky Hitch IV	167	167	976,500	1,152,710	901,800	584,500	83,500	27,396	3,671,614	21,986	21,986
South Station I	218	218	929,200	1,521,280	950,400	763,000	109,000	34,699	4,238,181	19,441	19,441
South Station II	131	131	729,250	880,320	669,000	458,500	65,500	21,977	2,780,593	21,226	21,226
High Cross	65	65	280,500	474,150	61,200	227,500	32,500	9,478	1,066,372	16,406	16,406
Overland	138	138	866,500	1,080,330	882,000	483,000	69,000	22,152	3,358,678	24,338	24,338
TOTALS	2048	1796	10,610,650	12,547,325	6,381,380	6,053,000	898,000	319,745	36,170,610	17,661 (avg.)	20,140 (avg.)

* Single family equivalent lots: each multifamily lot is considered as three single family equivalent lots for master planning purposes.

** Platted lots: both single family and multifamily lots are counted only once for cost comparison purposes.

*** Total estimated cost of improvements required has been reduced by member subdivision's equity as of 31 August 1998

Estimated costs include 15 percent for survey and engineering and are based upon year 2000 dollars.

Estimated costs for infrastructure improvements are based upon typical costs experienced in this area considering contracts procured through the public, competitive bid process; costs will vary from the estimates shown. The costs are also based on planning level quantity estimates, numerous options exist in most cases and further detailed engineering studies are necessary to determine more accurate cost projections.

Estimated costs assume that each subdivision's improvements are completed as one large project and that all of the required extensions in adjacent subdivisions which are necessary for connection are in place.