

Sample Pricing for a TWO Lot Minor Subdivision Straight Zoning (10+ acres lots)

Planning Review Fees		
Minor Development	\$	2,600
Rezoning: 0 - 20 (20 acres into two 10 acre parcels)	\$	2,500
GRAND TOTAL FOR PLANNING REVIEW	\$	5,100

Estimated Engineering Review Fees (these are estimates only -- applications may vary)		
Minor Development Plat + (+ Includes plans, drainage reports, grading and erosion)	\$	7,500
Rezone (5 to 24.9999 acres)	\$	6,500
Engineering Review Estimate	\$	14,000

Open Space / Land Dedication (may vary based on appraisal)		
Cash-in-Lieu Formula = <u>(Appraised Value of total acreage based upon approved Preliminary Plat or proposed Final Plat) X (the required Percentage of Open Space) X 20%</u> + \$1,000 per lot		
Example: One lot of a 2 lot subdivision with an individual lot value of \$165,000.00		
Improved appraised value (One lot)	\$	165,000.00
Multipled by percentage of required open space.(20%-50%)		20%
Minor subdivision requires percent of open space (20%) (X .2)	\$	33,000.00
Multipled by 20%(X.2)	\$	6,600.00
Plus flat fee of \$1000 per lot	\$	1,000.00
TOTAL FOR OPEN SPACE FEES	\$	7,600.00
(1 because there was already one lot)		
Total Per Lot for each new lot (1)	\$	7,600.00

Planning Review Fees	\$	5,100
Engineering Review Estimate	\$	14,000.00
Open Space / Land Dedication Fees	\$	7,600.00
GRAND ESTIMATED TOTAL	\$	26,700
COST PER LOT	\$	13,350.00