

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

| Planning Review Fees | | |
|--|-----------|--------------|
| Subdivision: 1 – 10 Lots | \$ | 1,000 |
| Rezoning: 20.1 - 40 acres | \$ | 4,000 |
| Total for Rezone | \$ | 5,000 |
| GRAND TOTAL FOR PLANNING REVIEW | \$ | 6,000 |

| Estimated Engineering Review Fees (these are estimates only -- applications may vary) | | |
|---|-----------|---------------|
| Minor Development Plat + (+ Includes plans, drainage reports, grading and erosion) | \$ | 7,500 |
| Rezone (equal to or greater than 25 acres) | \$ | 13,300 |
| Engineering Review Estimate | \$ | 20,800 |

| 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</u>) X (the required Percentage of Open Space) X 20% + \$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 |
| Multiplied by percentage of required open space. (20%-50%) | | 20% |
| Minor subdivision requires percent of open space (20%) (X .2) | \$ | 33,000.00 |
| Multiplied 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 | \$ | 6,000 |
| Engineering Review Estimate | \$ | 20,800.00 |
| Open Space / Land Dedication Fees | \$ | 7,600.00 |
| GRAND ESTIMATED TOTAL | \$ | 34,400 |
| COST PER LOT | \$ | 17,200.00 |