

PALMER PLACE COST OF ZONING STIPULATIONS

The project engineers estimated costs for the required offsite improvements for the first 200 units:

1. Palmer Blvd improvements (stipulation 16): originally at the rezone the county was going to rush out and repave due to neighborhood complaints, as you know that has not happened. Our original estimate was \$341,000 which did not include any paving. Assuming the county does not do anything I had estimated an additional \$200,000 for paving which brings the total to \$541,000 for Palmer Blvd road improvements as per stipulation 16. The stipulation does **not** require a bike lane or lanes but I did have an estimate of \$85,000 for a bike lane on the north side. We have done a cross section for this work which shows that additional right of way should not be needed since we could fit the improvements within the existing right of way and 20' easement that exists on the north side of Palmer.
2. Iona Road improvements (stipulation 19): construct 2 lanes from Palmer to Webber: This is approximately 2,600', and we had roughly guestimated \$500/lf which equates to \$1,300,000. Please note that some additional right of way (approx. 4,100 sf) will be needed. This also includes crossing the ditch to connect to Webber Road.
3. Potable water distribution main (stipulation 21): based on only needing to build Iona from Palmer to Webber would require 2,600' of 12"(presumably, depends on hydraulic calculations) water main. Using \$60/lf yields a cost of \$156,000.
4. Palmer Blvd potable water (stipulation 22): The Palmer Blvd water main may (we would need to do hydraulic modeling to confirm or refute this) need to be completed from the east end of Pine Tree to Laurel Lakes. Assuming 3,500' of 12" water main is needed yields a cost of \$210,000.
5. Webber street water main loop closure (stipulation 23): Estimate of \$25,000 for this water main connection
6. Wastewater (stipulation 25): At least one lift station will be required to serve the 200 units as long as they are located within the same general area. Lift stations are approximately \$110,000 each depending on depth.
7. Stipulation 26: an isolated pond for reclaimed water storage needs to be provided. An irrigation system using the reclaimed water will need to be used throughout the development
8. At 301 units, a turn lane at Palmer Boulevard and South Parkinghouse Road is required. The estimated cost is \$100,000 to \$150,000.