

Hard Costs to Develop Streets in Hoke and Cumberland Counties

Subdivision	Lot Size	Water	Sewer	Storm Sewer	Rolled Asphalt Curb	Concrete Curb & Gutter	Cost/LF	Cost/Lot
	In Acres							
1999 A	1/3	YES		YES	YES		\$ 88.31	\$ 5,138
1999 B	1/2	YES		YES	YES		\$ 91.74	\$ 5,970
1998 C	2/5	YES		YES	YES		\$ 92.57	\$ 5,500
1999 D	1/2	YES		YES	YES		\$101.58	\$ 5,721
1999 E	1/2	YES		YES	YES		\$102.71	\$ 6,285
2002 F	2/5	YES		YES	YES		\$103.44	\$ 6,000
2003 G	1/2	YES		YES	YES		\$106.17	\$ 7,767
2004 H	1/2	YES		YES	YES		\$126.65	\$10,051
2005 I	1/2	YES		YES	YES		\$126.88	\$ 8,067
2006 J	1/2	YES	?	?	?	?	\$156.82	\$12,860
2006 K	1/3	YES	YES	YES	YES		\$242.32	\$10,380
2006 L	1/2	YES					\$127.38	\$11,097
2006 M	1/2	YES		YES	YES		\$132.94	\$10,180
2007 N	1/3	YES	YES	YES	YES		\$209.39	\$10,602
2007 O	1/2	YES	YES	YES	NO		\$243.16	\$22,776
2007 P	1/2 - 5	YES	YES	YES	YES	YES	\$268.56	\$21,018
2007 Q	1/3 - 1/2	YES	NO	YES	YES	NO	\$113.73	\$ 5,800
2008 R	1/3 - 1/2	YES	NO	YES	YES	NO	\$150 - \$190	\$8,069 - \$10,240
2009 S	1/5	YES	YES	YES	NO	YES	\$238.70	\$12,765
2010 T	1/3	YES	YES	YES	NO	YES	\$311.00	\$16,534
2010 U	1/4 - 1/3	YES	YES	PARTIAL	NO	NO	\$287.00	\$10,709
2010 V	1/2	YES	YES	YES	NO	YES	\$372.86	\$15,722
2010 W	1/2	YES	YES	YES	NO	YES	\$374.36	\$17,909

* Adjusted down 15% for engineering and contingencies.

** Adjusted down 15% for engineering and contingencies and \$69.65LF and \$2,990/lot for sewer line extension and turn lanes.

*** Divided streets in about half of the development.

**** Wood plank bridge and walking trails excluded.

++ Five cost estimates were provided within the range shown.