









1 STORY HOME ~2,360 S.F.



1 STORY HOME ~1,235 S.F.

NOTES:

- APPROXIMATE SIZES OF HOMES RANGE FROM 605 S.F. TO 2,360 S.F.

 THE SQUARE FOOTAGE OF EACH HOME DOES NOT INCLUDE PORCHES, OR DECKS.



ARM Group LLC Engineers and Scientists www.armgroup.net 9560 Kings Charter Drive Ashland, VA. 23005 (804) 550-9200

HOMES BY JONES SAMPLE HOME ELEVATIONS	
EXODUS FAMILY INSTITUT KING GEORGE COUNTY, V	î



ARM Group LLC

Engineers and Scientists

6/25/2024

Homes by Jones - 21 Lot Subdivision Division

Opinion of Probable Cost						
Totals	Quantity	Unit	Unit Price	Total		
Mobilization	1	LS	\$20,000.00	\$20,000.00		
Clear and Grubbing	7	AC	\$7,500.00	\$52,500.00		
Silt Fence Mulch and Seed	7	AC	\$10,000.00	\$70,000.00		
Site Excavation: Cut to Fill	15000	CY	\$6.00	\$90,000.00		
BMP Excavation: Cut to Fill	15000	CY	\$6.00	\$90,000.00		
BMP Structures	3	EA	\$5,000.00	\$15,000.00		
Road Construction	1778	LF	\$200.00	\$355,600.00		
Curb and Gutter	3627	LF	\$20.00	\$72,540.00		
Sidewalk	1500	LF	\$40.00	\$60,000.00		
CG-12	8	CY	\$250.00	\$2,000.00		
Driveway Entrance	21	EA	\$800.00	\$16,800.00		
Sanitary Sewer Line	2111	LF	\$42.00	\$88,662.00		
Manhole	10	EA	\$5,000.00	\$50,000.00		
Sanitary Sewer Connection	21	EA	\$2,500.00	\$52,500.00		
Storm Sewer	2116	LF	\$75.00	\$158,700.00		
Drop Inlet	10	EA	\$5,000.00	\$50,000.00		
Water line, Valves and Fittings	1704	LF	\$75.00	\$127,800.00		
Fire Hydrants	3	EA	\$8,000.00	\$24,000 .00		
Connect to existing system	1	EA	\$2,000.00	\$2,000.00		
Service Connections	21	EA	\$2,500.00	\$52,500.00		
Entrance Sign	1	EA	\$2,500.00	\$2,500.00		
Landscaping Trees	75	EA	\$150.00	\$11,250.00		
			Subtotal	\$1,464,352.00		
Contingency			20.00%	\$292,870.40		
Construction Cost Total				\$1,757,222.40		
Subdivision Application Process	1 1	EA	\$7,500.00	\$7,500.00		
Engineering and Plat	1		7.50%	\$109,826.40		
Permitting	1	EA	\$5,000.00	\$5,000.00		
Nutrient Credits	THE RESERVE THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO I	EA	\$20,000.00	\$140,000.00		
TIGHTSIN CIVARD	1		Subtotal Subtotal	\$262,326.40		
Opinion of Pa	Opinion of Probable Cost					

PRECISE. RESPONSIVE. SOLUTIONS.