

**OPINION OF DEVELOPMENT FEES**

**Project** Beamon Place (fee summary is based on conceptual plan 2.B dated 10.09.14)  
**Prepared by** STEWART  
**Jurisdiction** City of Durham  
**Scope** Single Family Sub-Division  
**Date** 10-Oct-14



REQUIRED	ITEM	QTY.	COST BASIS	ITEM COST	SUBTOTAL	TOTAL
<b>I. PLANNING DEPARTMENT SUBMITTAL FEES</b>						
yes	PRELIMINARY PLAT FEE - Level 3	1 EA		\$ 4,134.00	\$ 4,134.00	
yes	EXEMPT PLAT SUBMITTAL FEE	1 EA		\$ 1,326.00	\$ 1,326.00	
	<b>Planning Department Submittal Fee Total</b>					<b>\$ 5,460.00</b>
<b>II. PUBLIC WORKS DEVELOPMENT FEES</b>						
yes	CONSTRUCTION DOCUMENT SUBMITTAL FEE	1 EA		\$ 1,200.00	\$ 1,200.00	
?	WATER EXTENSION PERMIT	1 EA		\$ 450.00	\$ 450.00	
?	SEWER EXTENSION PERMIT	1 EA		\$ 450.00	\$ 450.00	
?	EXTENSION AGREEMENT LICENSE AGREEMENT	1 EA		\$ 200.00	\$ 200.00	
yes	FIRE FLOW TEST REQUEST	1 EA		\$ 850.00	\$ 850.00	
	<b>Public Works Development Fee Total</b>					<b>\$ 3,150.00</b>
<b>III. EROSION CONTROL FEES &amp; BONDS</b>						
yes	LAND DISTURBANCE PLAN REVIEW FEE (county)	6 DISTURBED ACRES		\$ 80.00	\$ 480.00	
yes	LAND DISTURBANCE PERMIT FEE (county)	6 DISTURBED ACRES		\$ 515.00	\$ 3,090.00	
	<b>Erosion Control Fee Total</b>					<b>\$ 3,570.00</b>
<b>IV. BMP STORMWATER FACILITY FEES &amp; BONDS</b>						
yes	BMP SURETY FEE <i>25% of certified construction costs (assumes \$150,000)</i>	1 EA		\$ 37,500.00	\$ 37,500.00	
yes	BMP PERMIT FEES TO CITY (per BMP)	1 EA		\$ 3,500.00	\$ 3,500.00	
yes	BMP CONSTRUCTION BOND  <i>\$12,000, \$30,000, \$60,000 or \$100,000 depending on the completeness and quality of workmanship when BMP is constructed. Bond will be required until BMP and site is stabilized.</i>	1 EA		\$ 30,000.00	\$ 30,000.00	
yes	PURCHASE NITROGEN BUY-DOWN CREDITS	1 EA		\$ 50,000.00	\$ 50,000.00	
	<b>BMP Fees Total</b>					<b>\$ 121,000.00</b>
<b>V. ENGINEERING PERMIT FEES: WATER AND SANITARY SEWER</b>						
yes	WATER FRONTAGE FEE	1,000 LF		\$ 27.00	\$ 27,000.00	
yes	SEWER FRONTAGE FEE	1,000 LF		\$ 50.00	\$ 50,000.00	
yes	WATER CAPITAL FACILITIES FEE	23 5/8" METER		\$ 1,524.00	\$ 35,052.00	
yes	SEWER CAPITAL FACILITIES FEE	23 PER 5/8" METER		\$ 915.00	\$ 21,045.00	
yes	site)	400 LF		\$ 1.00	\$ 400.00	
yes	WATER MAIN CONSTRUCTION INSPECTION FEES (on site)	400 LF		\$ 1.00	\$ 400.00	
yes	STREET CONSTRUCTION INSPECTION FEES (on site)	400 LF		\$ 2.00	\$ 800.00	
yes	STORMWATER PIPES CONSTRUCTION INSP. FEES (on site)	100 LF		\$ 1.00	\$ 100.00	
yes	DRIVEWAY, STREET CUTS, SIDEWALKS & MISC.	23 EA		\$ 80.00	\$ 1,840.00	
	<b>Engineering Development Fee Total</b>					<b>\$ 136,637.00</b>
<b>VI. IMPACT FEES</b>						
yes	STREET IMPACT FEE (downtown zone)	23 per D.U.		\$ 293.00	\$ 6,739.00	
no	PARKS AND REC FACILITY IMPACT FEE	23 per D.U.		\$ 425.00	\$ 9,775.00	
no	OPEN SPACE LAND IMPACT FEE	23 per D.U.		\$ 222.00	\$ 5,106.00	
	<b>Impact Fees Total</b>					<b>\$ 21,620.00</b>

**Total Land Development Permit Fees \$ 291,437.00**

**Disclaimer:** This opinion of probable development fees shall be considered preliminary in nature and its accuracy shall be verified by the Developer with all "Authorities Having Jurisdiction" to assure the Developer has a full and complete documentation and understanding of required fees.