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WGLA Engineering

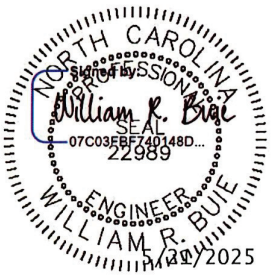
WGLA ENGINEERING, PLLC
724 5th AVENUE WEST
HENDERSONVILLE, NC 28739
(828) 687-7177
WGLA.COM
NC LICENSE P-1342

WGLA Engineering, PLLC
Consulting Engineers and Land Planners

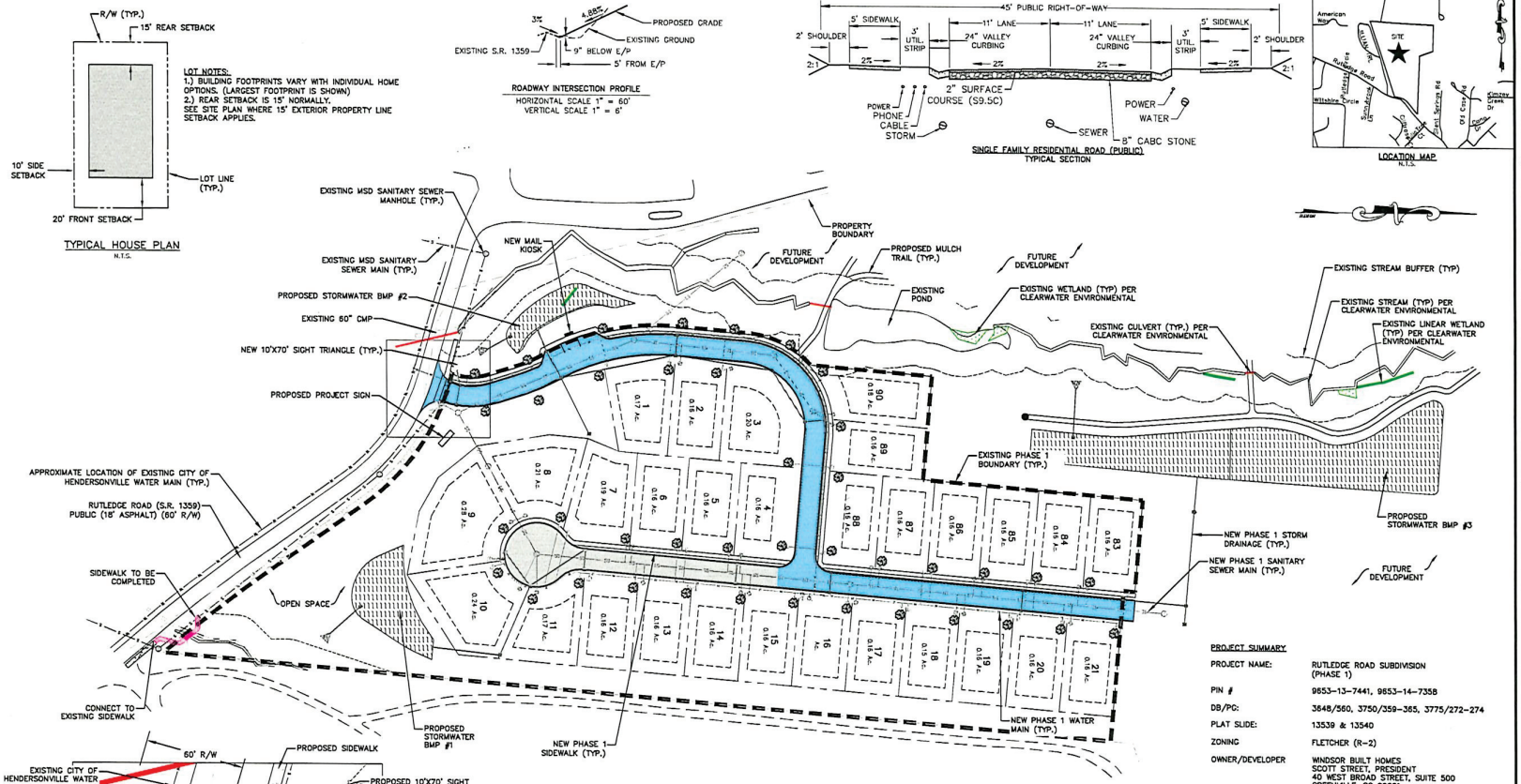
Preliminary Cost Estimate
Windsor Built Homes - Rutledge Road Phase I
Estimate to Complete Infrastrucutre

Date: 05/21/25 **Project #: 20134**

Item	Quan.	Unit	Unit Price	Total Price
Final Asphalt Paving	2,900	SY	$16.00	$46,400.00
Pedestrian Bridge - 10' Span	10	LF	$750.00	$7,500.00
Street Trees	40	EA	$250.00	$10,000.00
			SUBTOTAL	$63,900.00
Construction Materials Testing				$1,000.00
Engineering Services (Coordination with Contractor and Town)				$2,500.00
TOTAL ESTIMATED CONSTRUCTION COST				**$67,400.00**
PERFORMANCE GUARANTEE AMOUNT (125%)				**$84,250.00**



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PROJECT SUMMARY

PROJECT NAME:	RUTLEDGE ROAD SUBDIVISION (PHASE 1)
PIN #	9653-13-7441, 9653-14-7358
DB/PG:	3648/360, 3750/359-365, 3775/272-274
PLAT SLIDE:	13539 & 13540
ZONING	FLETCHER (R-2)
OWNER/DEVELOPER	WINDSOR BUILT HOMES SCOTT STREET, PRESIDENT 40 WEST BROAD STREET, SUITE 500 GREENVILLE, SC 29601 864-370-9037
PROPERTY ADDRESS	FLETCHER, NC 28732
MAILING ADDRESS	40 WEST BROAD STREET, SUITE 500 GREENVILLE, SC 29601 864-370-9037
ENGINEER	WILLIAM R. BUIE, P.E. WGLA ENGINEERING, PLLC 724 5TH AVENUE WEST HENDERSONVILLE, NC 28739
TOTAL PROJECT AREA	8.223 AC±
PROPOSED LOTS	29 LOTS
OPEN SPACE/RECREATION AREA REQUIRED PROVIDED	 500 SF X 29 LOTS = 0.333 AC. 1.794 AC.±
PROPOSED LENGTH OF ROADS	1,437 LF
MAXIMUM BUILDING HEIGHT	2.5 STORIES
MIN LOT WIDTH AT BUILDING LINE	60'
WATER SYSTEM	ON SITE (PUBLIC) CITY OF HENDERSONVILLE
SEWER SYSTEM	ON SITE (PUBLIC) MSD
EXISTING SETBACKS	FRONT 20' SIDE 10' REAR 15'

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Windsor Built Homes Rutledge Road

Town of Fletcher
Henderson County
North Carolina

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 22989 WILLIAM R. BUIE

REVISIONS	
DATE	DESCRIPTION
10/4/21	COUNTY COMMENTS
8/22/22	SUBDIVISION AS BUILT

811 Know what's below. Call before you dig.

PROJECT NUMBER:	20134
DATE:	7/21
DRAWN BY:	KHC
CHECKED BY:	WRB

Preliminary Subdivision Plan Phase 1

C-201

SCALE: 1"=60'