

Notes from 10-14-07

Doug Adamson of RBG gave a presentation on green land management for developments. He recommended the PUD approach which would allow us some opportunity to influence adjacent land (ie: conservation easement)

We need to determine:

- # of units (24?)
- make up of units
- common areas
- master plan for more than 20 acres

Steps:

1. Topographic and boundary survey
2. Work with Granger City officials re utilities
3. Conceptual Master Plan
4. Building Schematics
5. PUD

Need a lender to work on this and legal structure

Below is a very rough estimate that Doug discussed and my rough calculation:

- Rough estimate start to finish:
  - 35,000 sq feet of land
  - \$150 per sq ft building
  - \$600,000 - \$1million site construction
  - Fees – 10% – 15% architect group

With 24 units this amounts to about \$300,000 per unit

Up to the PUD stage would be approximately \$15,000 – 20,000

To do:

Set up tour at IAMU.org to see what they have done with the land there as a demonstration of what Doug discussed.