Site Summary				Development Area	t Area 1 Summary			
403.23 AC   Use   Total Area	Site Summary				Use Su	mmary		
1014   Area		П						
S9.51 AC   Aviation   Aviation   Continue   Continue	Gross Area	403.23 AC			Use	Total Area		
22.01 AC	Wetland Area	59.51 AC			Aviation	0 SF		
Continuity   Con	R.O.W. (All Roads) *	22.01 AC			Industrial	3,256,085 SF		
Chitice/Institutional   Chit								
16%	SWM Ponds	63.42 AC			Office/Institutional	0 SF		
258.29 AC	SWM Pond %	16%				450,346 SF		
Building #	Net Developable Area	258.29 AC			Total Development	3,706,431 SF		
Building Summary								
Building Summary     Building Summary	* Where B O W shared between				1	A. Contraction of the contractio	-	
Industrial         Existing Grade¹         Minimum Site         Building #         Area (SF)           Area (SF)         Existing Grade¹         Minimum Site         Building #         Area (SF)           Area (SF)         Grade²         Building #         Area (SF)           923,360 SF         78         83.5         1-RM-1         16,500           1,020,080 SF         81         83.5         1-RM-2         16,500           633,200 SF         82         83.5         1-RM-3         126,250           198,490 SF         70         83.5         1-RM-4         45,000           163,500 SF         79         83.5         1-RM-5         13,000           140,435 SF         82         83.5         1-RM-6         13,000           177,020 SF         81         83.5         1-RM-7         105,000           177,020 SF         81         83.5         1-RM-8         107,096           80         81         83.5         1-RM-9         8,000	Wilele H.O.W. Silaled between	en Developme	nt Areas area is taken to		-		-	
Area (SF)         Existing Grade¹         Minimum Site         Building #         Area           923,360 SF         78         83.5         1-RM-1         1-RM-2           1,020,080 SF         81         83.5         1-RM-2         1-RM-3         1           633,200 SF         82         83.5         1-RM-3         1         1-RM-3         1           198,490 SF         70         83.5         1-RM-4         1         1-RM-5         1         1-RM-5         1           163,500 SF         82         83.5         1-RM-6         1-RM-6         1-RM-6         1-RM-6         1-RM-6         1           177,020 SF         81         83.5         1-RM-7         1         1           177,020 SF         81         83.5         1-RM-8         1           177,020 SF         81         83.5         1-RM-8         1           177,020 SF         81         83.5         1-RM-8         1           178,020 SF         81         83.5         1-RM-8         1           179,020 SF         81         83.5         1-RM-9         1	WHERE IT.O.W. SHALED DELWE	en Developme	nt Areas area is taken to					
Area (SF)         Grade <sup>2</sup> Building #         Area           923,360 SF         78         83.5         1-RM-1         1-RM-2           1,020,080 SF         81         83.5         1-RM-2         1-RM-2           633,200 SF         82         83.5         1-RM-3         1           198,490 SF         70         83.5         1-RM-4         1-RM-5           163,500 SF         79         83.5         1-RM-5         1-RM-6           140,435 SF         82         83.5         1-RM-6         1-RM-6           177,020 SF         81         83.5         1-RM-7         1-RM-8           177,020 SF         81         83.5         1-RM-8         1-RM-8           1-RM-8         1-RM-9         1-RM-9         1-RM-9         1-RM-9	Wildle H.O.W. Sigled between	en Developme	nt Areas area is taken to			Reta	I/Mixed Use	
923,360 SF     78     83.5     1-RM-1       1,020,080 SF     81     83.5     1-RM-2       633,200 SF     82     83.5     1-RM-3     1       198,490 SF     70     83.5     1-RM-4     1       163,500 SF     79     83.5     1-RM-5     1-RM-6       140,435 SF     82     83.5     1-RM-6     1-RM-7     1       177,020 SF     81     83.5     1-RM-8     1       1-RM-8     1-RM-9     1-RM-9     1	Wildle H.O.W. Shaled between	en Developme	nt Areas area is taken to  strial  Existing Grade <sup>1</sup>	ım Site		Reta	Retail/Mixed Use	Minimum Site
1,020,080 SF     81     83.5     1-RM-2       633,200 SF     82     83.5     1-RM-3     1       198,490 SF     70     83.5     1-RM-4     1       163,500 SF     79     83.5     1-RM-5     1-RM-5       140,435 SF     82     83.5     1-RM-6     1-RM-7     1       177,020 SF     81     83.5     1-RM-8     1-RM-8     1       177,020 SF     81     83.5     1-RM-8     1       177,020 SF     81     83.5     1-RM-8     1	Building #	en Developme	nt Areas area is taken to	ım Site	Summar		I/Mixed Use Existing Grade <sup>1</sup>	Minimum Site Grade <sup>2</sup>
633,200 SF     82     83.5     1-RM-3     1       198,490 SF     70     83.5     1-RM-4       163,500 SF     79     83.5     1-RM-5       140,435 SF     82     83.5     1-RM-6       177,020 SF     81     83.5     1-RM-7     1       177,020 SF     81     83.5     1-RM-8     1       177,020 SF     81     1-RM-8     1	Building #	en Developme Indi Area (SF) 923,360 SF	nt Areas area is taken to	ım Site	Summar		Grade	Minimum Site Grade <sup>2</sup>
198,490 SF     70     83.5     1-RM-4       163,500 SF     79     83.5     1-RM-5       140,435 SF     82     83.5     1-RM-6       177,020 SF     81     83.5     1-RM-7     1-RM-8       1-RM-8     1-RM-9	Building #	en Developme  Indi  Area (SF)  923,360 SF 1,020,080 SF	nt Areas area is taken to  strial  Existing Grade  78 81	ım Site	Summar		Grade	Minimum Site
163,500 SF     79     83.5     1-RM-5       140,435 SF     82     83.5     1-RM-6       177,020 SF     81     83.5     1-RM-7     1-RM-8       1-RM-9     1-RM-9	Building #  1-1-1  1-1-2  1-1-3	Ind.  Area (SF)  923,360 SF 1,020,080 SF 633,200 SF	nt Areas area is taken to  strial  Existing Grade  78  81  82	ım Site	Summar		Grade	Minimum Site Grade <sup>2</sup>
140,435 SF     82     83.5     1-RM-6       177,020 SF     81     83.5     1-RM-7     1       1-RM-8     1-RM-9     1-RM-9     1	Building #  1-1-1  1-1-2  1-1-3  1-1-4	Pen Developme  Indi  Area (SF)  923,360 SF 1,020,080 SF 633,200 SF 198,490 SF	nt Areas area is taken to  strial  Existing Grade  78 81 82 70	um Site	Summar		Grade	Minimum Site Grade <sup>2</sup>
177,020 SF 81 83.5 1-RM-7 1 1-RM-8 1 1-RM-9	Building #  1-1-1  1-1-2  1-1-3  1-1-4  1-1-5	Pen Developme  Indi  Area (SF)  923,360 SF 1,020,080 SF 633,200 SF 198,490 SF 163,500 SF	It Areas area is taken to	um Site	Summar		Grade	Minimum Site Grade <sup>2</sup>
-RM-8 -RM-9	Building #  1- -1  1- -2  1- -3  1- -4  1- -5  1- -6	Area (SF) 923,360 SF 1,020,080 SF 198,490 SF 163,500 SF 163,500 SF 1140,435 SF	It Areas area is taken to strial  Existing Grade  78 81 82 70 79 82	ım Site	Summar		Grade	Minimum Site Grade <sup>2</sup>
	Building #  1-1-1  1-1-2  1-1-3  1-1-4  1-1-5  1-1-6  1-1-7	Area (SF) 923,360 SF 1,020,080 SF 1,020,080 SF 198,490 SF 198,490 SF 110,435 SF 140,435 SF	It Areas area is taken to strial  Existing Grade  78 81 87 82 79 82 81	Im Site	Summar		Grade	Minimum Site Grade <sup>2</sup>
	Building #  1-1-1  1-1-2  1-1-3  1-1-4  1-1-5  1-1-6  1-1-7	Pen Developme Indi Area (SF) 923,360 SF 1,020,080 SF 1633,200 SF 198,490 SF 198,490 SF 110,435 SF 140,435 SF 177,020 SF	It Areas area is taken to strial  Existing Grade¹  78  81  79  82  81	ım Site	Summar		Grade	Minimum Site Grade <sup>2</sup>
Total 2 255 005 SE 450 246 SE	Building #  1-1-1  1-1-2  1-1-3  1-1-4  1-1-5  1-1-6  1-1-7	Indi Area (SF) 923,360 SF 1,020,080 SF 633,200 SF 198,490 SF 198,490 SF 1140,435 SF 140,435 SF 177,020 SF	It Areas area is taken to	ım Site	Summar		Grade	Minimum Site Grade <sup>2</sup>

TOTAL COST

Lift Station Cost 4
Total Utility Cost (\$)

Jtility Cost/LF

\$280/LF

\$0

\$320/LF \$0 \$0

\$486,794 \$1,592,624

\$310/LF \$349,678 \$1,290,838

\$330/LF

\$6,786,674

\$0

\$0

Length (LF)
Roadway Cost/LF
Total Roadway Cost (\$)

0 LF \$1,040/LF \$0

0 LF \$1,155/LF \$0

3,351 LF \$1,550/LF \$5,194,050

3,036 LF \$1,700/LF \$5,161,200

Two Lane Secondary

Three Lane Secondary/Collector

Four Lane
Divided Collector

Four Lane Collector w/ Retention

**Conceptual Opinion of Roadway and Utility Construction Costs** 



See "Cecil Field Contour Maps" Exhibit 5.3.1 to 5.3.11

See "Conceptual Master Drainage Plan" Exhibit 5.2

Where note occurs the development area is sharing cost of roadway and utilities with bordering development area.

<sup>&</sup>lt;sup>4</sup> Cost is a percentage share of the lift station due to sharing of roadways amongst development areas.