

Development Area 1 Summary

Site Summary		Use Summary	
Gross Area	403.23 AC	Use	Total Area
Wetland Area	59.51 AC	Aviation	0 SF
R.O.W. (All Roads) *	22.01 AC	Industrial	3,256,085 SF
SWM Ponds	63.42 AC	Office/Institutional	0 SF
SWM Pond %	16%	Retail/Mixed Use	450,346 SF
Net Developable Area	258.29 AC	Total Development	3,706,431 SF
FAR (Total Development)	33%		

* Where R.O.W. shared between Development Areas area is taken to center line.

Building Summary

Industrial				Retail/Mixed Use			
Building #	Area (SF)	Existing Grade ¹	Minimum Site Grade ²	Building #	Area (SF)	Existing Grade ¹	Minimum Site Grade ²
1-1-1	923,360 SF	78	83.5	1-RM-1	16,500 SF	80	80
1-1-2	1,020,080 SF	81	83.5	1-RM-2	16,500 SF	80	80
1-1-3	633,200 SF	82	83.5	1-RM-3	126,250 SF	75	75.5
1-1-4	198,490 SF	70	83.5	1-RM-4	45,000 SF	82	83.5
1-1-5	163,500 SF	79	83.5	1-RM-5	13,000 SF	83	83.5
1-1-6	140,435 SF	82	83.5	1-RM-6	13,000 SF	83	83.5
1-1-7	177,020 SF	81	83.5	1-RM-7	105,000 SF	82	83.5
				1-RM-8	107,096 SF	80	83.5
				1-RM-9	8,000 SF	82	83.5
Total	3,256,085 SF			Total	450,346 SF		

Conceptual Opinion of Roadway and Utility Construction Costs

	Two Lane Secondary	Three Lane Secondary/Collector	Four Lane Divided Collector	Four Lane Collector w/ Retention
Length (LF)	0 LF	0 LF	3,351 LF	3,036 LF
Roadway Cost/LF	\$1,040/LF	\$1,155/LF	\$1,550/LF	\$1,700/LF
Total Roadway Cost (\$)	\$0	\$0	\$5,194,050	\$5,161,200
Utility Cost/LF	\$280/LF	\$320/LF	\$330/LF	\$310/LF
Lift Station Cost ⁴	\$0	\$0	\$486,794	\$349,678
Total Utility Cost (\$)	\$0	\$0	\$1,592,624	\$1,290,838
TOTAL COST	\$0	\$0	\$6,786,674	\$6,452,038

1 See "Cecil Field Contour Maps" Exhibit 5.3.1 to 5.3.11

2 See "Conceptual Master Drainage Plan" Exhibit 5.2

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

4 Cost is a percentage share of the lift station due to sharing of roadways amongst development areas.