

Development Area 3 Summary

Site Summary		Use Summary	
Category	Value	Use	Total Area
Gross Area	307.79 AC	Aviation	1,317,200 SF
Wetland Area	0.00 AC	Industrial	1,031,700 SF
R.O.W. (All Roads) *	34.55 AC	Office/Institutional	226,700 SF
Taxiways (UAA)	20.32 AC	Retail/Mixed Use	181,300 SF
SWM Ponds	23.44 AC	Total Development	2,756,900 SF
SWM Pond %	8%		
Net Developable Area	229.48 AC		
FAR (Total Development)	28%		

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

Building Summary

Building #	Area (SF)	Aviation		Industrial		Office/Institutional		Retail/Mixed Use			
		Existing Grade <sup>1</sup>	Minimum Site Grade <sup>2</sup>	Existing Grade <sup>1</sup>	Minimum Site Grade <sup>2</sup>	Existing Grade <sup>1</sup>	Minimum Site Grade <sup>2</sup>	Existing Grade <sup>1</sup>	Minimum Site Grade <sup>2</sup>		
3-A-1	112,500 SF	79	79	3-1-1	177,000 SF	74	74	3-0-1-1	18,100 SF	77	78
3-A-2	165,000 SF	78	78	3-1-2	204,300 SF	77	75.5	3-0-1-2	53,200 SF	75	78
3-A-3	132,500 SF	79	79	3-1-3	204,300 SF	78	78	3-0-1-3	26,600 SF	76	78
3-A-4	137,500 SF	79	79	3-1-4	88,600 SF	76	76.8	3-0-1-4	35,000 SF	78	78
3-A-5	137,500 SF	76	76	3-1-5	93,300 SF	78	78	3-0-1-5	35,000 SF	78	78
3-A-6	137,500 SF	74	74	3-1-6	93,300 SF	76	76.8	3-0-1-6	11,900 SF	79	79
3-A-7	17,200 SF	75	75	3-1-7	94,800 SF	78	78	3-0-1-7	11,900 SF	75	76.8
3-A-8	62,500 SF	76	76	3-1-8	76,100 SF	79	79	3-0-1-8	35,000 SF	75	76.8
3-A-9	70,000 SF	75	75								
3-A-10	62,500 SF	74	74								
3-A-11	100,000 SF	76	76								
3-A-12	70,000 SF	76	76								
3-A-13	112,500 SF	79	79								
<b>Total</b>	<b>1,317,200 SF</b>			<b>Total</b>	<b>1,031,700 SF</b>			<b>Total</b>	<b>226,700 SF</b>		
											<b>181,300 SF</b>

Conceptual Opinion of Roadway and Utility Construction Costs

Length (LF)	Two Lane		Three Lane		Four Lane		Four Lane	
	Secondary	Secondary/Collector	Secondary/Collector	Divided Collector	Collector w/ Retention	Collector w/ Retention	Collector w/ Retention	Collector w/ Retention
1,558 LF	\$1,040/LF	\$6,223,140	\$320/LF	\$314,735	\$0	\$0	\$0	\$0
Roadway Cost/LF	\$1,040/LF	\$6,223,140	\$320/LF	\$314,735	\$0	\$0	\$0	\$0
Total Roadway Cost (\$)	\$1,040/LF	\$6,223,140	\$320/LF	\$314,735	\$0	\$0	\$0	\$0
Utility Cost/LF	\$280/LF	\$436,840	\$277.753 <sup>3</sup>	\$908,713 <sup>3</sup>	\$0	\$0	\$0	\$0
Lift Station Cost <sup>4</sup>	\$65,826	\$65,826	\$314,735	\$314,735	\$0	\$0	\$0	\$0
Total Utility Cost (\$)	\$502,066	\$502,066	\$2,038,895	\$908,713 <sup>3</sup>	\$0	\$0	\$0	\$0
<b>TOTAL COST</b>	<b>\$2,122,386</b>	<b>\$2,122,386</b>	<b>\$8,262,035</b>	<b>\$3,872,313<sup>3</sup></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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.