Development Area 4 Summary

Site Summary

Gross Area	380.41 AC
Wetland Area	37.86 AC
R.O.W. (All Roads) *	28.59 AC
Taxiways (JAA)	24.30 AC
SWM Ponds	34.62 AC
SWM Pond %	9%
Net Developable Area	255.04 AC
FAR (Total Development)	32%

Use Summary

Use	Total Area
Aviation	1,008,800 SF
Industrial	2,331,940 SF
Office/Institutional	0 SF
Retail/Mixed Use	161,750 SF
Total Development	3,502,490 SF

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

Building Summary

Aviation				Industrial				Retail/Mixed Use			
Building #	Area (SF)	Existing Grade[1]	Minimum Site Grade[2]	Building #	Area (SF)	Existing Grade[1]	Minimum Site Grade[2]	Building #	Area (SF)	Existing Grade[1]	Minimum Site Grade[2]
4-A-1	150,000 SF	75	78	4-I-1	334,180 SF	76	78	4-RM-1	13,550 SF	79	79
4-A-2	150,000 SF	77	78	4-I-2	334,180 SF	77	80.5	4-RM-2	8,800 SF	77	78
4-A-3	125,000 SF	77	78	4-I-3	604,400 SF	75	80.5	4-RM-3	40,400 SF	78	78
4-A-4	150,000 SF	77	78	4-I-4	218,620 SF	75	80.5	4-RM-4	25,400 SF	77	78
4-A-5	150,000 SF	74	78	4-I-5	88,360 SF	80	80.5	4-RM-5	12,550 SF	76	78
4-A-6	125,000 SF	80	80	4-I-6	88,360 SF	80	80.5	4-RM-6	9,300 SF	78	78
4-A-7	83,500 SF	80	80	4-I-7	663,840 SF	76	80.5	4-RM-7	12,550 SF	79	79
4-A-8	75,300 SF	78	78					4-RM-8	18,400 SF	82	82
								4-RM-9	8,000 SF	82	82
								4-RM-10	6,400 SF	82	82
								4-RM-11	6,400 SF	82	82
Total	1,008,800 SF			Total	2,331,940 SF			Total	161,750 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)	1,659 LF	6,761 LF	2,798 LF	0 LF
Roadway Cost/LF	$1,040/LF	$1,155/LF	$1,550/LF	$1,700/LF
Total Roadway Cost ($)	$1,725,360	$7,808,955	$4,336,900	$0
Utility Cost/LF	$280/LF	$320/LF	$330/LF	$310/LF
Lift Station Cost[4]	$70,093	$394,937	$406,461	$0
Total Utility Cost ($)	$534,613	$2,558,457	$1,329,801	$0
TOTAL COST	$2,259,973	$10,367,412	$5,666,701	$0

[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.