

Development Area 10 Summary

Site Summary	Use Summary	Total Area
Gross Area	334.07 AC	Use
Welland Area	9.54 AC	Aviation
R.O.W. (All Roads) *	12.82 AC	Industrial
Taxiways (JAA)	110.51 AC	Office/Institutional
SWM Ponds	29.06 AC	Retail/Mixed Use
SWM Pond %	9%	Total Development
Net Developable Area	172.14 AC	
FAR (Total Development)	16%	

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

Building Summary

Building #	Area (SF)	Aviation	
		Existing Grade ¹	Minimum Site Grade ²
10-A-1	130,100 SF	71	71
10-A-2	255,000 SF	69	69
10-A-3	33,800 SF	71	71
10-A-4	33,800 SF	70	70
10-A-5	212,400 SF	68	68
10-A-6	202,800 SF	64	64
10-A-7	121,600 SF	56	57.5
10-A-8	175,700 SF	54	57.5
Total	1,165,200 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)	8,737 LF	855 LF	873 LF	0 LF
Roadway Cost/LF	\$1,040/LF	\$1,155/LF	\$1,550/LF	\$1,700/LF
Total Roadway Cost (\$)	\$9,086,480	\$987,525	\$1,353,150	\$0
Utility Cost/LF	\$280/LF	\$320/LF	\$330/LF	\$310/LF
Lift Station Cost ⁴	\$369,139	\$49,944	\$126,819	\$0
Total Utility Cost (\$)	\$2,815,499	\$323,544	\$414,909	\$0
TOTAL COST	\$11,901,979	\$1,311,069	\$1,768,059	\$0

1 See "Ceclil 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.