

Development Area 8 Summary

Site Summary		Use Summary	
Gross Area	729.20 AC	Use	Total Area
Wetland Area	177.37 AC	Aviation	0 SF
R.O.W. (All Roads) *	69.24 AC	Industrial	1,099,715 SF
SWM Ponds	143.32 AC	Office/Institutional	1,486,400 SF
SWM Pond %	20%	Retail/Mixed Use	1,798,150 SF
Net Developable Area	339.27 AC	Total Development	4,384,265 SF
FAR (Total Development)	30%		

* Where R.O.W. shared between Development Areas area is taken to center line (includes approximate off-ramp R.O.W.).

Building Summary

Industrial				Office/Institutional				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
8-1-1	26,300 SF	78	78	8-O-1	55,300 SF	83	83	8-RM-1	61,950 SF	81	81
8-1-2	51,300 SF	78	78	8-O-2	55,300 SF	84	84	8-RM-2	344,000 SF	83	83
8-1-3	26,300 SF	78	78	8-O-3	33,000 SF	83	83	8-RM-3	80,000 SF	84	84
8-1-4	26,240 SF	77	77	8-O-4	55,800 SF	79	79	8-RM-4	78,800 SF	82	82
8-1-5	68,590 SF	74	74	8-O-5	55,800 SF	78	78	8-RM-5	22,500 SF	82	82
8-1-6	26,240 SF	74	74	8-O-6	55,800 SF	79	79	8-RM-6	82,000 SF	84	84
8-1-7	26,240 SF	73	73	8-O-7	55,800 SF	78	78	8-RM-7	191,000 SF	83	83
8-1-8	45,590 SF	71	71	8-O-8	62,800 SF	77	77	8-RM-8	60,300 SF	79	79
8-1-9	62,450 SF	69	69	8-O-9	62,800 SF	76	76	8-RM-9	65,300 SF	82	82
8-1-10	74,000 SF	68	68	8-O-10	68,000 SF	78	78	8-RM-10	149,600 SF	82	82
8-1-11	51,340 SF	70	70	8-O-11	134,000 SF	85	85	8-RM-11	63,900 SF	79	79
8-1-12	18,775 SF	69	69	8-O-12	28,000 SF	83	83	8-RM-12	65,300 SF	81	81
8-1-13	29,410 SF	68	68	8-O-13	134,000 SF	85	85	8-RM-13	191,000 SF	79	79
8-1-14	18,775 SF	68	68	8-O-14	196,000 SF	83	83	8-RM-14	22,500 SF	79	79
8-1-15	11,830 SF	68	68	8-O-15	104,000 SF	76	76	8-RM-15	82,500 SF	77	77
8-1-16	11,830 SF	67	67	8-O-16	28,000 SF	76	76	8-RM-16	237,500 SF	74	74
8-1-17	18,800 SF	67	67	8-O-17	112,000 SF	75	75				
8-1-18	26,240 SF	67	67	8-O-18	190,000 SF	74	74				
8-1-19	45,590 SF	65	65								
8-1-20	26,240 SF	67	67								
8-1-21	13,000 SF	67	67								
8-1-22	13,000 SF	67	67								
8-1-23	13,000 SF	67	67								
8-1-24	45,625 SF	67	67.5								
8-1-25	24,050 SF	68	68								
8-1-26	26,240 SF	67	67.5								
8-1-27	45,590 SF	67	67.5								
8-1-28	45,590 SF	67	67.5								
8-1-29	26,240 SF	65	67.5								
8-1-30	29,050 SF	68	68								
8-1-31	65,625 SF	69	69								
8-1-32	60,625 SF	69	69								
Total	1,099,715 SF			Total	1,486,400 SF			Total	1,798,150 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	13,679 LF	1,745 LF	5,570 LF
Roadway Cost/LF	\$1,040/LF	\$1,151/LF	\$1,550/LF	\$1,700/LF
Total Roadway Cost (\$)	\$0	\$15,799,245	\$2,704,750 ³	\$9,469,000
Utility Cost/LF	\$280/LF	\$320/LF	\$330/LF	\$310/LF
Lift Station Cost ⁴	\$0	\$799,045	\$253,493	\$641,536
Total Utility Cost (\$)	\$0	\$5,176,325	\$829,343 ³	\$2,368,236
TOTAL COST	\$0	\$20,975,570	\$3,534,093³	\$11,837,236

1 See "Ceil 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.