

Development Summary: Cecil Commerce Center South (with Development Area 6: Aviation)															
	Gross Acres (Acres)	Wetland Area (Acres)	R.O.W. (All Roads) (Acres)	Taxiways & Runways (Acres)	SWM Ponds (Acres)	SWM Pond %	Net Developable Area (Acres)	Aviation (Total Area: SF)	Industrial (Total Area: SF)	Office/Institutional (Total Area: SF)	Retail/Mixed (Total Area: SF)	Transit (Total Area: SF)	Total Area (SF)	F.A.R. (Gross Acres)	F.A.R. (Net Acres)
Development Area 1	403.23 AC	59.51 AC	22.01 AC	0.00 AC	63.42 AC	16%	256.29 AC	0 SF	3,256,085 SF	0 SF	450,346 SF	0 SF	3,706,431 SF	21%	33%
Development Area 2	544.34 AC	0.00 AC	49.98 AC	0.00 AC	90.63 AC	17%	403.73 AC	0 SF	5,384,570 SF	281,700 SF	351,800 SF	8,900 SF	6,006,970 SF	25%	34%
Development Area 3	307.79 AC	0.00 AC	34.55 AC	20.32 AC	23.44 AC	8%	229.48 AC	1,317,200 SF	1,031,700 SF	226,700 SF	181,300 SF	0 SF	2,756,900 SF	21%	28%
Development Area 4	380.41 AC	37.86 AC	28.59 AC	24.30 AC	34.62 AC	9%	255.04 AC	1,008,800 SF	2,331,940 SF	0 SF	161,750 SF	0 SF	3,502,490 SF	21%	32%
Development Area 5	477.79 AC	89.38 AC	21.31 AC	129.19 AC	57.83 AC	12%	180.08 AC	1,417,380 SF	0 SF	0 SF	0 SF	0 SF	1,417,380 SF	7%	18%
Development Area 6	714.78 AC	199.36 AC	28.93 AC	178.88 AC	10.32 AC	1%	297.29 AC	1,307,600 SF	0 SF	0 SF	0 SF	0 SF	1,307,600 SF	4%	10%
Development Area 7	201.00 AC	60.96 AC	22.43 AC	0.00 AC	20.00 AC	10%	97.61 AC	0 SF	1,350,704 SF	0 SF	0 SF	0 SF	1,350,704 SF	15%	32%
Development Area 8	729.20 AC	177.37 AC	69.24 AC	0.00 AC	143.32 AC	20%	339.27 AC	0 SF	1,099,715 SF	1,486,400 SF	1,798,150 SF	0 SF	4,384,265 SF	14%	30%
Development Area 9	499.18 AC	112.87 AC	7.87 AC	78.59 AC	29.55 AC	6%	270.30 AC	804,100 SF	0 SF	0 SF	0 SF	0 SF	804,100 SF	4%	7%
Development Area 10	334.07 AC	9.54 AC	12.82 AC	110.51 AC	29.06 AC	9%	172.14 AC	1,165,200 SF	0 SF	0 SF	0 SF	0 SF	1,165,200 SF	8%	16%
TOTAL	4591.79 AC	746.85 AC	297.73 AC	541.79 AC	502.19 AC	11%	2503.23 AC	7,020,280 SF	14,454,714 SF	1,974,800 SF	2,943,346 SF	8,900 SF	26,402,040 SF	13%	24%

Conceptual Opinion of Roadway and Utility Construction Costs For Total Development					
	Two-Lane Secondary	Three-Lane Secondary / Collector	Four-Lane Divided Collector	Four-Lane Collector w/ Retention	Total
Length	24,852 LF	41,942 LF	21,684 LF	15,194 LF	103,672 LF
Roadway Cost/LF	\$1,040/LF	\$1,156/LF	\$1,550/LF	\$1,700/LF	\$1,290/LF avg
Total Roadway Cost (\$)	\$25,846,080	\$48,443,010	\$33,610,200	\$25,829,800	\$133,729,090
Utility Cost/LF	\$280/LF	\$320/LF	\$330/LF	\$310/LF	\$311/LF avg
Lit Station Cost	\$1,050,000	\$2,450,000	\$3,150,000	\$1,750,000	\$8,400,000
Total Utility Cost (\$)	\$8,008,560	\$15,871,440	\$10,305,720	\$6,460,140	\$40,645,860
TOTAL COST	\$33,854,640	\$64,314,450	\$43,915,920	\$32,289,940	\$174,374,950