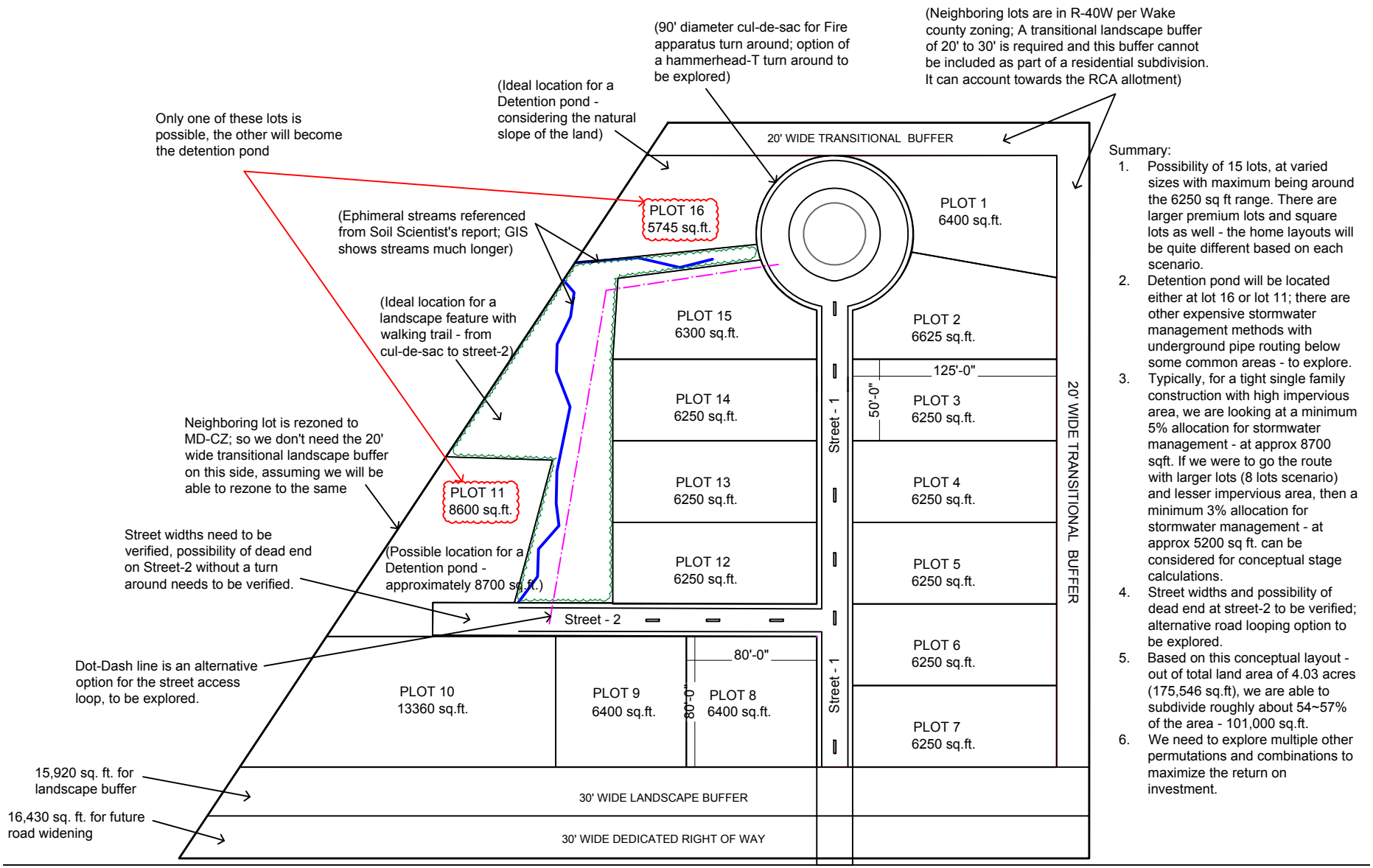


Summary:

1. Possibility of 15 lots, at varied sizes with maximum being around the 6250 sq ft range. There are larger premium lots and square lots as well - the home layouts will be quite different based on each scenario.
2. Detention pond will be located either at lot 16 or lot 11; there are other expensive stormwater management methods with underground pipe routing below some common areas - to explore.
3. Typically, for a tight single family construction with high impervious area, we are looking at a minimum 5% allocation for stormwater management - at approx 8700 sqft. If we were to go the route with larger lots (8 lots scenario) and lesser impervious area, then a minimum 3% allocation for stormwater management - at approx 5200 sq ft. can be considered for conceptual stage calculations.
4. Street widths and possibility of dead end at street-2 to be verified; alternative road looping option to be explored.
5. Based on this conceptual layout - out of total land area of 4.03 acres (175,546 sq.ft), we are able to subdivide roughly about 54~57% of the area - 101,000 sq.ft.
6. We need to explore multiple other permutations and combinations to maximize the return on investment.