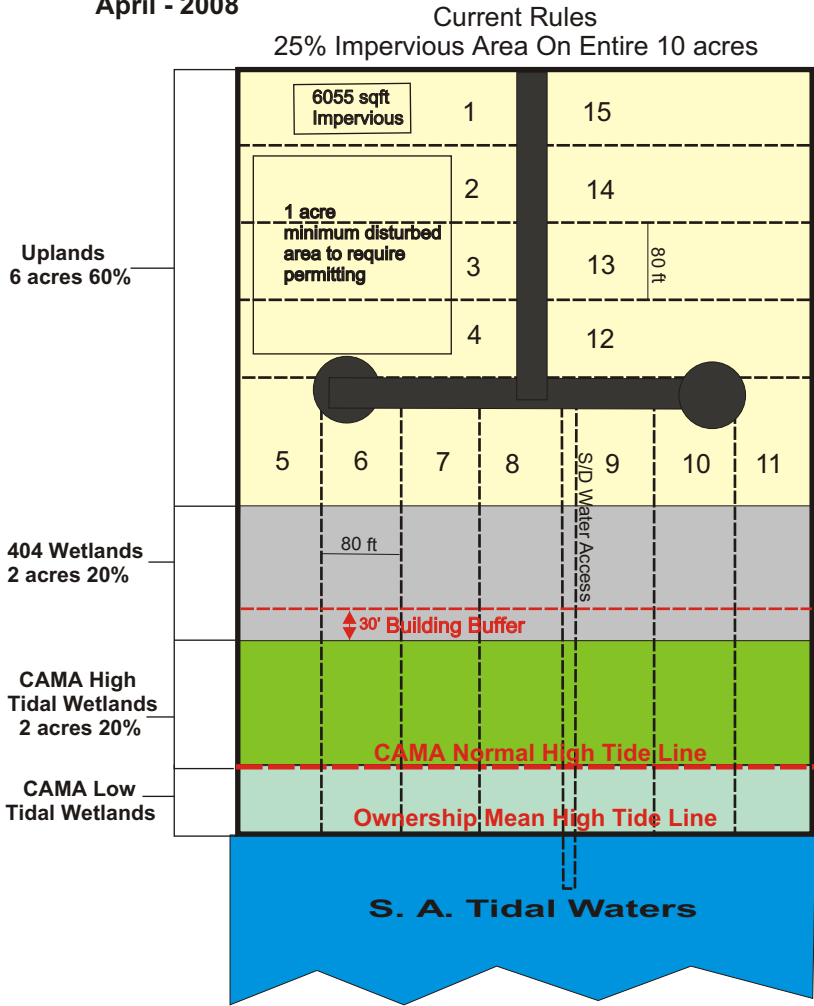


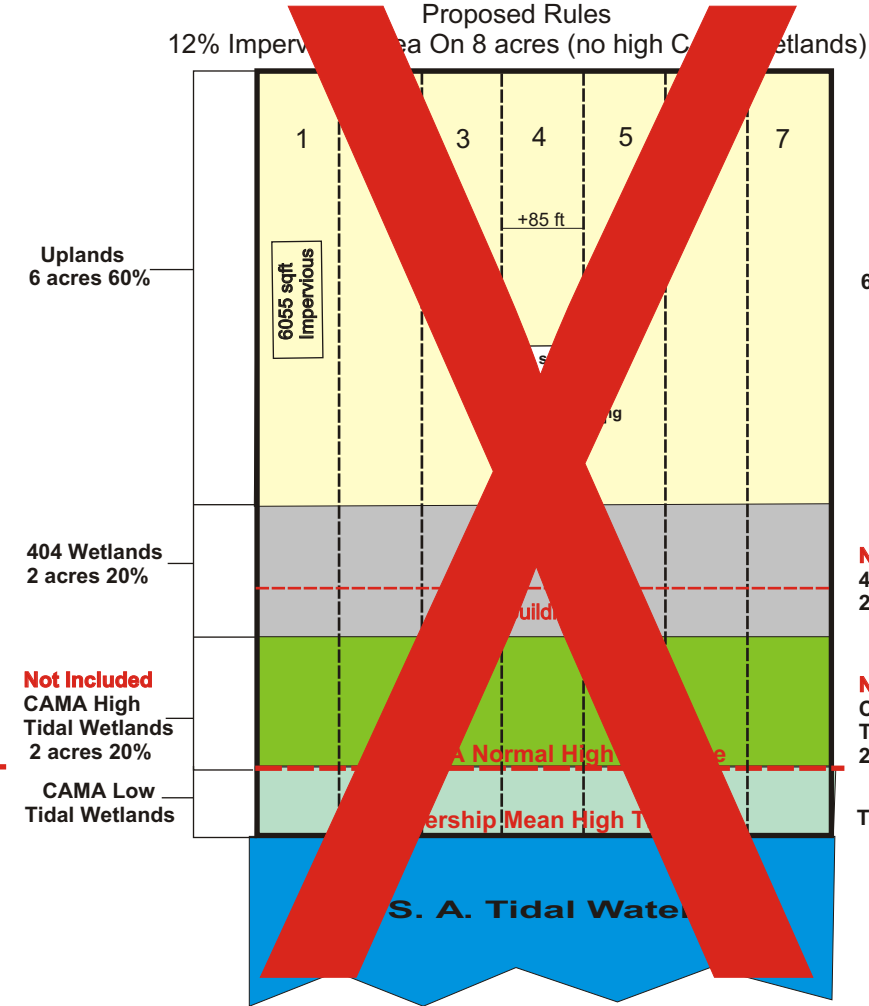
COMPARISON OF CURRENT vs PROPOSED COASTAL STORMWATER RULES
FOR “LOW-DENSITY” HOUSING WITHIN TYPICAL 10 acre TRACT <1/2 mile FROM S.A. WATERS WITH 40% WETLAND AREAS

SCALE: 1 Inch = ~200 Feet
April - 2008

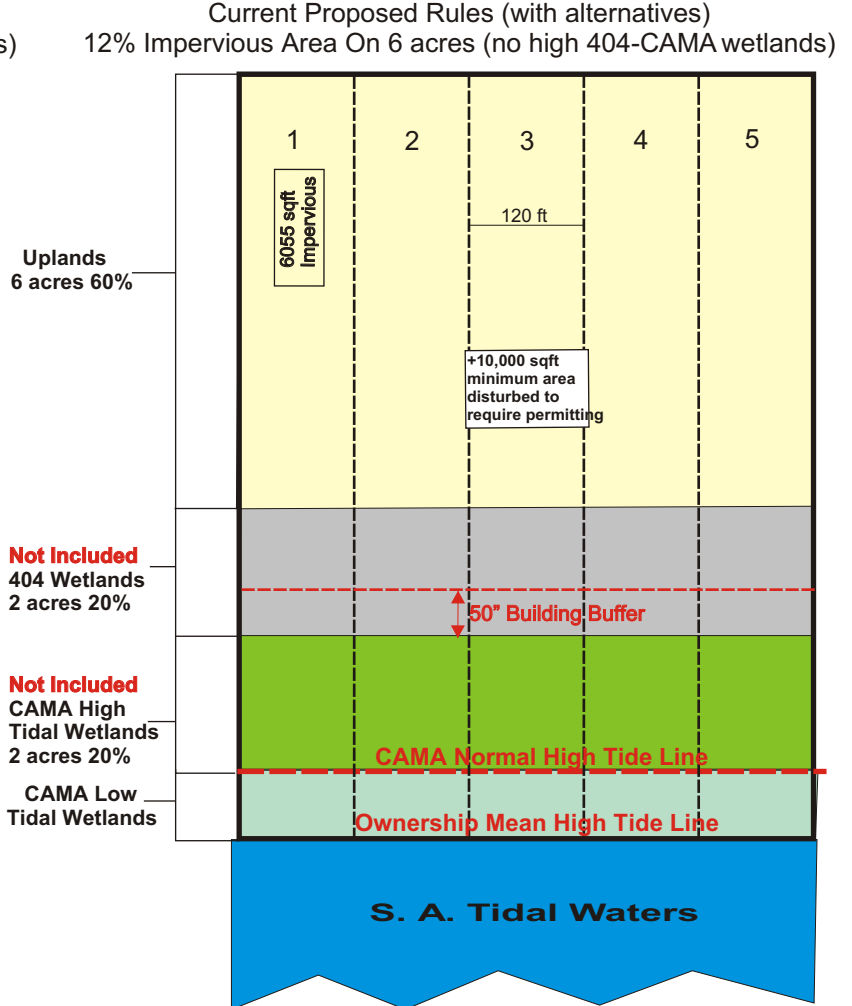
[many coastal sites will have greater 404-CAMA wetland impacts with less density as proposed in rules]



---Total acreage in tract includes high CAMA & 404 wetlands = 10 acres. = 435,600 sqft.
---Low density 25% impervious surface allowed of total tract = 2.5 acres = 108,900 sqft.
---Total road + cul-de-sac impervious surfaces = 18,070 sqft.
(600 linear ft x 18 ft Road + 2 cul-de-sac 34 ft radius)
---Balance of impervious surface available for buildable area = 90,830 sqft.
---Impervious surface for typical home, garage, driveway, walkways 6,055 sqft/Lot.
(House 3755 + Garage 800 + Walkway/patio 500 + Driveway 1000)
---Number of lots meeting minimum impervious surface & S/D code = 15 Lots
(90,830 sqft / 6,055 sqft/home); Min Lot size 80 ft wide, +20K sqft, Average ~0.67 acre.
Approximate Value:
---8 Water view & water access lots @ ~\$190,000 / lot = ~\$1,520,000
---7 Water front & water access lots @ ~\$300,000 / lot = ~\$2,100,000
---Subtotal real estate value = ~\$3,620,000
---15 homes with improvements @ ~\$320,000 / home = ~\$4,800,000
---Total value of residential home development = ~\$8,420,000



---Total acreage in tract excluding high CAMA wetlands = 8.00 acres. = 348,480 sqft.
---Low density 12% impervious surface allowed = 0.96 acres = 41,818 sqft.
---No road or cul-de-sac impervious surfaces = 0 sqft.
---Balance of impervious surface available for buildable area = 41,818 sqft.
---Impervious surface for typical home, garage, driveway, walkways 6,055 sqft/Lot.
(House 3755 + Garage 800 + Walkway/patio 500 + Driveway 1000)
---Number of lots meeting minimum impervious surface & S/D code = ~7 Lots
(41,818 sqft / 6,055 sqft/home); Min lot size +85 ft wide, +20K sqft, Average ~1.43 acres.
Approximate Value:
---0 Water view & water access lots @ ~\$190,000 / lot = ~\$0
---7 Water front & water access lots @ ~\$320,000 / lot = ~\$2,240,000
---Total real estate value = ~\$2,240,000
---7 homes with improvements @ ~\$320,000 / home = ~\$2,240,000
---Total value of residential home development = ~\$4,480,000
Many coastal sites unsuitable for engineered systems thus only “low-density” option.
~47% Value Reduction



If +10,000 sqft area is disturbed then Best Mgt Practices required @ \$5,000 - \$25,000 / Lot.
---Total acreage in tract excluding all 404 / CAMA wetlands = 6.00 acres = 261,360 sqft.
---Low density 12% impervious surface allowed = 0.72 acres = 31,363 sqft.
---No road or cul-de-sac impervious surfaces = 0 sqft.
---Balance of impervious surface available for buildable area = 31,363 sqft.
---Impervious surface for typical home, garage, driveway, walkways 6,055 sqft/Lot.
(House 3755 + Garage 800 + Walkway/patio 500 + Driveway 1000)
---Number of lots meeting minimum impervious surface & S/D code = ~5 Lots
(31,363 sqft / 6,055 sqft/home); Min lot size 120 ft wide, +20K sqft, Average ~2.00 acres.
Approximate Value: **(does not include BMP costs)**
---0 Water view & water access lots @ ~\$190,000 / lot = ~\$0
---5 Water front & water access lots @ ~\$330,000 / lot = ~\$1,650,000
---Total real estate value = ~\$1,650,000
---5 homes with improvements @ ~\$320,000 / home = ~\$1,600,000
---Total value of residential home development = ~\$3,250,000
Many coastal sites unsuitable for engineered systems thus only “low-density” option.
~62% Value Reduction