



Amendment to a Planned Area Development Narrative

Homestead North
Parcels 15, 16, 18, and 19
Homestead at Rancho El Dorado
Planned Area Development (PAD 15-04)
City of Maricopa, Arizona

Reference: PZ-017-03
Reference: PZ-PD-017-03
August 1, 2016



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PURPOSE OF REQUEST

Homestead North was acquired by Starwood Land Ventures, LLC from DR Horton Homes in 2008. Starwood Land Ventures, LLC is a well-known and established residential real estate firm that specializes in land acquisition on a national level of communities such as Homestead North. Starwood seeks to improve and enhance the remaining portions of this community. Starwood has a dedicated and experienced staff that will work with some of the top national homebuilders to provide value and quality to Homestead North.



After consulting with multiple builders, real estate brokers and various consultants, Starwood has concluded that there is a lack of market demand for larger lot products and a much higher demand for smaller affordable housing in this area. Therefore, Starwood is seeking to adjust the lot sizes previously platted in this community.

The specific purpose for this Narrative is to describe the modification of the lot widths of four subdivisions at Homestead North, which will add 113 lots to the currently recorded final plats. The currently approved PAD (under Pinal County regulations), which includes these parcels, is included as Exhibit A. The changes being sought from the original layout is specifically detailed and noted herein.

The affected Parcels 15, 16, 18 and 19 at Homestead North are part of the Homestead North development located within the Section bounded by Smith-Enke Road, Honeycutt Road, Porter Road and White & Parker Road, known as Section 24, Township 4 South, and Range 3 East, of the Gila and Salt River Base and Meridian.



A major shift in local economic conditions has created a demand for smaller, more affordable homes and a need for a greater supply of smaller lots. This is the underlying reason for this PAD amendment request. The proposed lot sizes for these Parcels are comparable with other existing lots within the community and the infrastructure for this development can support these lots.

The development of this project began in 2002 and several of the subdivisions within Section 24 are developed and occupied by single-family residents. Zoning, PAD, tentative plat, and construction document approvals were secured through Pinal County during the time the property was still under County jurisdiction. See Appendices A-1 through A-3. Subdivision design was reviewed and approved by the City of Maricopa for these four subdivisions and the final plats for Homestead North were recorded with a total of 2,295 lots, as shown in Exhibit B. The recorded plats for Parcels 15, 16, 18, and 19 can be seen in Appendix A-4. This request is to increase the total lots within Homestead North by a mere 4.9% to 2408 by replatting Parcels 15, 16, 18 and 19. See Exhibit C.

DESCRIPTION OF AMENDMENT

DESCRIPTION OF THE PROJECT AND EXISTING CONDITIONS

Parcels 15, 16, 18 and 19 at Homestead North are part of a single-family residential community with a centrally located vibrant community park/lake/recreation area, reserved elementary school site (see Appendix A-6), and community church. The community is full of family friendly amenities for the use and benefit of the residents and provides recreational and fitness opportunities for all ages that will enrich the quality of life.



Starwood will work closely with the City staff to continue to meet the needs of the community and provide additional value for the lots being added with this amendment. Starwood recognizes the value outlined by the citizen driven program prepared for Maricopa under the 2040 Vision Strategic Plan. The existing community already contains many of the desired elements outlined in the 2040 Vision Strategic plan. Starwood not just intends to complete the community as designed, but will further enhance the area with additional amenities for the remaining parcels. Some of the key 2040 Vision Strategic Plan elements to be noted for Homestead North are:

- Well planned quality growth that is diverse and attractive for residents. Homestead North has a variety of housing to be home to a diverse population.
- A carefully planned infrastructure to adequately serve the residences with water, reclaimed water usage, sewer and utilities; and provide easy access to transportation corridors for greater mobility.
- Life amenities that enhance the quality of life and promote social interaction which includes parks, trails, open space, green belts and meaningful recreation facilities.
- There are numerous pedestrian and bicycle paths throughout the community including handicapped accessibility.
- Homestead North is home to a future school site and an existing church and fire station.
- Homestead North is a safe livable community and a place that residents can be proud of and to be happy to call home.



The proposed addition of these lots to Homestead North will be follow the guidelines described by the 2040 Vision Strategic Plan and will be a valued asset to the City of Maricopa and its residents. Some of the existing elements that meet these goals are described below.



There are sidewalks, multi-use trails and meandering walkways alongside the collector and arterial roads that link the residential parcels and provide a safe pedestrian and bicycle access to the centrally located school site, church site and to the large community park. These collector road corridors are extra wide and are beautifully landscaped. There

is a multi-use trail on one side and a sidewalk on the opposite side. See Exhibit H that shows circulation of these walkways.

One distinct feature for this community is the mile long trail system located within the WAPA corridor. This fully landscaped open space area provides a north south route from Honeycutt Road to Smith-Enke and provides safe and easy access to the large central park, and also provides easy access the second park site in the southwest quadrant of the community (See Exhibit H). The section of landscape and amenities within the WAPA corridor south of Homestead Drive is currently under construction and is expected to be complete prior to recording the replats for the Parcels 15 and 16. Parcels 15 and 16 will have direct access to this corridor, be ADA compliant and the tracts will also be designed to accommodate storm water discharges.



There are various attractive amenities throughout the community including:

- 3 basketball courts
- Volleyball court
- Numerous, shaded playground areas and ramadas
- Seating areas
- Grassed areas used for soccer and other outdoor activities
- Picnic areas



The open space tracts are landscaped and most have grassed areas for recreation. There is a lake at the 9 acre central park that utilizes reclaimed water that is used for landscape irrigation. On the south side of the park is another open space grassed area with additional seating areas. There is a distinctive 5 acre park in the southwest quadrant of the community that has the following amenities:

- Putting greens
- Multiple grills
- Exercise course
- Frisbee golf holes
- Horseshoe pits.



The parcels being considered under this amendment are a short distance to all these amenities. Parcels 15 and 16 are immediately adjacent to WAPA power corridor open space and trail system and will provide direct access the trails. To further enhance the amenity package for Homestead North and further follow the 2040 Vision Strategic Plan, there is a large open space tract between Parcels 18 and 19 that will be upgraded from the approved landscape package with a ramada, trails, playground equipment, and a unique seating area with an outdoor fire place. An amenity has also been added between Parcels 15 and 16. See Exhibits J-1 through J-3 for proposed amenities.

The unique seating area added to Parcel 18 will be an amenity to set it apart from other areas within Homestead North as well as other areas within Maricopa. This will create an inviting environment with high end materials for visual enhancement and be a great area for local residents to congregate, relax and enjoy the community. The proposed details of this amenity feature can be viewed in Exhibit J-1 and J-2.



The improvements for Parcels 15, 16, 18, and 19 shall be designed with a 5' detached sidewalk. This will allow for an enhanced street cross section that can be landscaped to create more attractive streetscapes. These tree lined streets will provide aesthetic value to these neighborhoods. Typical cross sections can be seen in Appendix K. Parcel 15 will have attached sidewalk on one side because the water is already constructed where the detached sidewalk would be located.

Appendix L shows an exhibit of a typical landscape design, and photos of similar tree lined streets. Each builder will determine the landscape theme and planting material. The appendix also includes sample landscape guidelines to be followed for these parcels.

The proposed layouts for these parcels were prepared to create wider landscaped entrances into the parcels. Pedestrian access was also added for improved circulation and connections to the collection road trail system. The single family homes will follow current zoning and development requirements including staggered setbacks, varying roof plans, varied building elevations (including no similar elevations on adjacent lots) and use of varying materials, entryways, garage types, and colors.



To enhance street views, provide visual diversity, and raise the aesthetics of Parcels 15, 16, 18, & 19; 25% of the housing products within each of the aforementioned parcels shall include some type of covered patio incorporated into the front elevation of the house. The minimal size of the covered patio shall be 4' deep by 8' wide. ~~To help facilitate the incorporation of the patio and to help allow the other elevations to stagger their front set back within the parcels, the front setback for these parcels may be adjusted~~

~~forward to 10' back of right of way to any livable space or side loaded garage (garages facing forward will still be required to be set back to 18' back of sidewalk to provide enough parking for vehicles). The front patio shall encroach into the front setback a minimum of 4' to a maximum of 8'. Livable areas may encroach a maximum of 4' with qualifying front patio.~~ See Exhibit M for conceptual layout and section.

A builder may propose a court yard concept in-lue of the covered patio, but would be required to submit design concepts to the development services for approval of a substitute court yard design in place of a covered patio.

EXISTING INFRASTRUCTURE IMPROVEMENTS

Grading of the parcels at Homestead North project was completed as part of the mass grading for Homestead North, as shown in Exhibit G. Parcels 15, 16, 18 and 19 have portions of sewer and water

utilities installed. Parcel 15 has water and sewer installed and has approvals of construction from ADEQ. Parcels 18 and 19 have sewer installed and has received a discharge authorization from ADEQ. Any installed facilities will be tested, redesigned and upgraded as needed to comply with current regulations. Parcel 16 does not have any water or sewer installed. Modifications being requested in this narrative are intended to minimally affect the existing utilities installed in these subdivisions. Global Water Resources is working with the Developer to provide design oversight and approval for adding the services required for the new subdivision designs. Global Water has indicated that the water and wastewater systems have the capacity to serve the additional lots proposed with this PAD. There is an existing well site in Parcel 18, see Appendix A-5. The community has easy access to completed arterial roadways and the addition of the lots will not adversely affect traffic.



It is anticipated that these four parcels could be developed at the same time, but will more than likely be built per the phasing shown in Exhibit E. The sewer for Parcel 16 is dependent on Parcel 15 and the sewer for Parcel 18 is dependent on Parcel 19. Other than sewer, the Parcels can be constructed independently.

This eastern edge of Section 24 was previously within a flood zone A. With the mass grading of Homestead North, the zone was removed. On March 25, 2008 a letter was issued by the Federal Emergency Management Agency (FEMA) stating that a Conditional Letter of Map Revision (CLOMR) was issued for the Homestead North development. Case No. 07-09-1411R, Community No. 040077 104. (See Exhibit D). A Letter of Map Revision (LOMR) was approved and the maps corrected. This map can be seen in Exhibit D.

The collector road improvements that are adjacent to these parcels are complete. Starwood Land Ventures, LLC will complete the adjacent landscaping and trails for each parcel and will also be adding 3 street lights at the parcel entrances. This will be completed parcel by parcel.



PAD AMENDMENT DESCRIPTION

This PAD amendment requests that the total number of allowable units for Homestead North be adjusted from 2,295 lots to 2,408 lots and that the overall density for Homestead North be increased from 3.54 dwelling units per acre (du/ac) to 3.71 du/ac to accommodate the market demands for smaller lot sizes in the City of Maricopa. These lots are being reduced from 65', 70', and 80' wide lots to a mix of 45' and 55' with the depths remaining the same. There will be 221 lots that are 45' wide and 183 lots that are 55' wide for these four parcels. The right-of-way widths and alignments will remain the same, except at cul-de-sacs and knuckles that will be enlarged to accommodate fire department regulations. The proposed residential lots for these 4 subdivisions range in sizes from a minimum of 5,625 square feet up to a minimum of 6,875 square feet. See table on sheet 11 for overall lot sizes and counts.

The residential densities for the PAD are consistent with the Maricopa Comprehensive Plan (shown as Medium Density Residential in Exhibit F) and are currently zoned CR3-PAD. A three-acre fire station site was part of the first phase of Homestead North, was donated to the City of Maricopa Fire

Department and now houses Station 571 on Porter Road. The school property remains undeveloped. The school donation agreement for Homestead North is included in Appendix A-6. There is an existing well site at the southeast corner of the development; see Appendix A-5.

There is no current builder under contract for any of these 4 parcels and therefore there are no building types and floor plans are presented with this PAD. There are multiple builders within Homestead North to provide some variety in housing and demographics. DR Horton, LGI Homes and KB Homes are currently within Homestead North. Homes sizes range from 1100 sf to 3500 sf., with homes prices from the mid 100,000's to the mid 200,000's. The lot sizes within Homestead North can be seen on sheet 11, and they range in size from 40' wide lots to 80' wide. The lot sizes range from 4,600 sf to 10,000 sf. The proposed lot sizes for Parcels 15, 16, 18 and 19 fall within that range, is an appropriate use for this land and will still maintain a good housing diversity for the area.



Homestead North is a well planned community that provides a safe and livable community and follows the 2040 Vision Strategic Plan. This community is well equipped to provide a meaningful place to live and will be capable of accepting this growth. Great effort has been taken to ensure that this amendment conforms to the City's 2040 Vision Strategic Plan. The addition of these home sites will provide an economic benefit to Maricopa with an added tax base and population to support local businesses, help local businesses grow, attract new businesses and add workers to the area.

The completion of these lots will also provide a good mix of affordable housing for the residents, a mix that is currently in the highest demand. The surrounding infrastructure including roadways, utilities and storm water management for this community is complete and ready for the additional homes. The current regulations for ADA and public safety shall apply to these Parcels and the City of Maricopa regulations for re-platting shall also apply. Homestead North provides an overall community that is safe, close to fire protection and is easily accessed for emergencies.

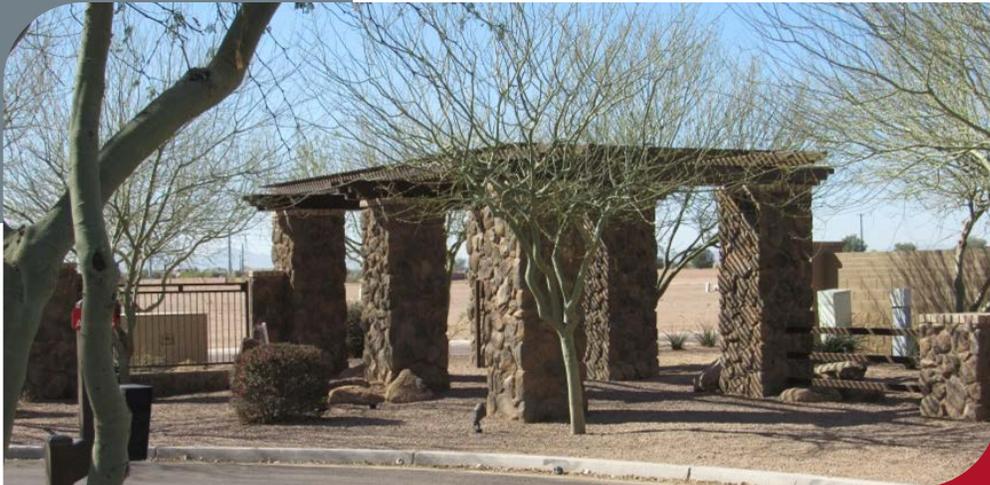


PROPOSED CHANGES

The approved PAD for this project (see Exhibit A) provided for flexibility in lot sizes and development standards that were utilized to design the Homestead North project in the City of Maricopa. The amendments requested herein for the currently approved PAD shall apply specifically to Homestead North (Village 1 per the approved PAD) for the purpose of redesigning Parcels 15, 16, 18 and 19. When determining amended numbers for allowable units and overall density it is necessary to look at Village 1 and Village 2 combined, since this is how the original PAD summarized their numbers.



Additional changes to the PAD are being requested to accommodate the lots within Parcels 15, 16, 18 and 19. The requested changes are organized in the following tables. The first table specifies the changes requested from the currently approved PAD. The second table describes the requested changes from the current City of Maricopa Subdivision Ordinance, Adopted November 30, 2006 and/or from current City review checklists and guidelines.



PROPOSED AMENDMENTS TO CURRENTLY APPROVED PLANNED AREA DEVELOPMENT
For reference, see Exhibit A

Currently approved by the PAD	Requested Change
<p><i>Reference: Exhibit A, Page 3, Proposed Land Uses</i></p> <p>Currently the narrative states “Open space will encompass at least 15% of the residential land area with 7 ½% designated as open space within each residential parcel and the balance for large useable open space in parks, trails and landscape tracts.”</p>	<p>The following text shall be added:</p> <p>“The Homestead North subdivisions were approved by Maricopa City Council with open space credit allotted to the entire area of all tracts within the development that are owned and maintained by the Homeowners Association together with the entire tract area of the fire station (a public donation) and the entire tract area of the church site based on gross acreage of the site. The same method of calculation is used herein to quantify the open space for the existing subdivisions within Homestead North. This method shall also be utilized to calculate the open space provided for the re-platted Parcels 15, 16, 18 and 19 as they go through the final replatting process.”</p>
<p><i>Reference: Exhibit F-2 within Exhibit A</i></p> <p>Currently Density Table #2 allows a combined total number of 4,538 units between Village 1 and Village 2 (and excludes the units from the multi-family parcel).</p>	<p>The total number of platted units or Villages 1 and 2 equals 4,425. With the addition of 113 lots to the 4 revised subdivisions in the Homestead North development, the total number of lots for Villages 1 and 2 will be 4,538 (which is equal to the allowable 4,538 lots per the approved PAD).</p>
<p><i>Reference: Exhibit A, Exhibit “G-2” Single Family Residential Zoning Requirements Comparison Table</i></p> <p>The City of Maricopa adopted Zoning code for CR-3 Single Residence Zone, Section 1110 States: “...BUILDABLE AREA: Not to exceed 40% of the lot, including all structures, except swimming pools.”</p>	<p>In an effort to accommodate some of the larger models offered by numerous home builders and to accommodate front patios in some products, the maximum lot coverage shall be amended to adopt a maximum lot coverage similar to the RS-3 requirements allowed in Chapter 16 of the Maricopa Zoning Code as follows:</p> <p>“Maximum lot coverage shall not exceed 45% for one and two story structures. The requirements for lot coverage shall be measured as defined in section 103.03I of the Zoning Code.”</p>
<p><i>Reference: Exhibit H within Exhibit A</i></p> <p>Currently the setbacks are shown to be 5’ side; 18’ front (10’ side entry garage or livable space) from back of sidewalk; and 15’ rear.</p>	<p>The setback requirements shall be adjusted to accommodate the proposed front patios. The front setback shall be revised to allow the front patio to encroach into the front setback a minimum of 4’ to a maximum of 8’.</p>



**PROPOSED CHANGES FROM CURRENT CITY OF MARICOPA SUBDIVISION ORDINANCE
(Adopted November 30, 2006)**

City Ordinance	Requested Change
<p><i>Article 14-5-3 - Subsection E</i></p> <p>States: "...open space requirements for developments with a residential density greater than three and two tenth (3.2 du/ac) dwelling unit per net acre but less than seven (7.0 du/ac) dwelling unit per net acre shall be in accordance with Table 1 below.</p> <p>Table 1 - MPD/PAD Open Space Requirements:</p> <p>Density: greater than 3.2 but less than 4.0 = 20% Open space shall not be reduced by more than five (5%) from the requirements."</p>	<p>In order to continue with the existing development and match existing improvements:</p> <p>"Open space requirements for Homestead North shall be at least 15% of the gross area of the development."</p> <p>As shown on Exhibit I, the total open space is 16% for Parcels 15, 16, 18, and 19. It also shows that at least 60% of the open space is usable, and the lots are within 1/6 mile from usable open space.</p>
<p><i>Article 14-6-4 - Subsection A, Item 4</i></p> <p>States "Residential developments, excluding multi-family residential developments, shall be responsible for developing seven (7) acres of Neighborhood/Subdivision Parks per 325 lots. These parks will be calculated as part of the required open space and should be maintained by the Homeowners Association (HOA) except when the parks have been accepted into the City Park System for maintenance responsibilities, by the City of Maricopa."</p>	<p>The Homestead North development was previously planned, developed and approved by Pinal County and the City of Maricopa with a centrally located 9 acre community park site, which was constructed during the first phase of construction for this site.</p> <p>Therefore it is requested that Article 14-6-4 - Subsection A, Item 4 shall not apply to the PAD Amendment.</p> <p>As shown in Exhibit I, the usable open space as Parcels 15, 16, 18, and 19 is 10.7 acres.</p>
<p><i>Article 14-6-4, Subsection C, Item 4</i></p> <p>States "Multi-use trails shall have a total right-of-way or easement width of not less than twenty (20) feet to accommodate landscaping and furnishings as well as thirteen (13) foot wide path that is a combination of a nine (9) foot hard surface constructed of either concrete or an all-weather surface such as rubberized asphalt, or similar material and four (4) foot of decomposed granite..."</p>	<p>To maintain uniform aesthetics within this community, this language shall be modified to state</p> <p>"Multi-use trails shall be 8 feet in width and surface to match with the existing trail system."</p>



**PROPOSED CHANGES FROM CURRENT CITY OF MARICOPA SUBDIVISION ORDINANCE
(Adopted November 30, 2006)**

City Ordinance	Requested Change
<p><i>Article 14-6-5, Subsection E, Item 1(a)</i></p> <p>States "...The use of solid view-obscuring perimeter walls along the boundary of the subdivision is not permitted except where specifically indicated on the final plat and approved by the City Council."</p>	<p>Perimeter walls for this community along the boundaries of the subdivisions are existing; they are solid view-obscuring walls as previously approved by the City of Maricopa. Therefore it is requested that this standard shall not apply to this PAD amendment, and the previously constructed walls remain as existing.</p>
<p><i>Article 14-6-5, Subsection E, Item 1(a)</i></p> <p>States "...Perimeter walls adjacent to the community open space system shall be view-fences."</p>	<p>Shall be modified to state:</p> <p>"Perimeter walls adjacent to the community open space system shall be view-fences, unless</p> <p>(a) The lot views onto a street corridor.</p> <p>(b) Use of a view wall would allow headlights from near streets to shine into the yard.</p> <p>(c) Lots back up to the same open space and are within 150 feet of each other (i.e., could look from one lot into another); including corner lots"</p> <p>This is how the current community has been developed. The restrictions on view fences within this community allow for greater privacy in those cases where it is most warranted. (The perimeter walls are existing as described above.)</p>
<p><i>Reference City of Maricopa Final Plat Guidelines checklist, Item 19</i></p> <p>Curvilinear back lot lines are not allowed.</p>	<p>There are curvilinear rear lots lines currently platted within this development. While all effort has been made to re-lot Parcels 15, 16, 18 and 19 to eliminate this condition, there will be some cases where curvilinear rear lot lines apply because the curved perimeter theme wall is already constructed. Therefore it is requested that curvilinear back lot lines be allowed in locations where the curved perimeter walls are currently constructed.</p>
<p>Although not an adopted City of Maricopa standard, it is understood that the City of Maricopa no longer allows the sharing of retention basins across interior subdivision boundaries.</p>	<p>This drainage for this community shares retention basins throughout the development. All basins have been constructed for all parcels as part of the mass grading for the development. The 4 subdivisions that will be revised upon the approval of this PAD Amendment and the revised preliminary plat will continue to use shared basins in several cases. The revisions to the existing drainage basins and drainage areas within these subdivisions will not change significantly from what is currently approved and constructed. All these basins are maintained by the same HOA.</p> <p>Any basins that are shared between parcels shall be constructed and landscaped for the entire basin with the first parcel under construction.</p>

OVERALL LAND USE SUMMARY COMPARISON TABLE

The following table summarizes the proposed land uses within Homestead North with reference to existing for comparison:

OVERALL LAND USE SUMMARY COMPARISON		
Description	Current (Acres)	Proposed (Acres)
Gross area	649	649
Public right of way	124	124
Private streets	17	17
Single Family Residential Lots	384	383
Open space tracts	105	106
School Site	11	11
Church Site	5	5
Fire station	2.9	2.9
Global Water Company well sites	0.1	0.1
Total number of lots	2295	2408
Overall Percentage of Open Space	16%	16%
Overall Density (dwelling units per acre)	3.54	3.71

Some areas could be subject to minor changes during final subdivision design. Total number of 2408 lots shall not be exceeded. It should be noted that there is a slight increase in the open space acreage with the replatting of Parcels 15, 16, 18 and 19. In no cases would the open acreage be reduced from that shown on the recorded plats.



LOT SIZES WITHIN HOMESTEAD NORTH

The following table shows how the overall development will look with the requested allowance of an additional 113 lots for Homestead North. Parcels 15, 16, 18 and 19 are highlighted in red text since these are the only parcels that are changing within the development. All other subdivisions will remain as platted and indicated herein. The current number of platted lots is included for reference.

LOT SIZES WITHIN HOMESTEAD NORTH				
Parcel	Typical Lot Sizes	Average lot size sq. ft.	Previous # lots	Amended # lots
1	45' x 120'	5400	115	115
2	55' x 125'	6875	104	104
3	50' x 120'	6000	129	129
4	60' x 125'	7500	87	87
5	40' x 120'	4800	99	99
6	45' x 120'	5400	82	82
7	80' x 125'	10000	76	76
9	70' x 125'	8750	83	83
10	62' x 115'	7130	73	73
11	51' x 115'	5865	77	77
12	51' x 115'	5865	137	137
13	62' x 115'	7130	117	117
14	70' x 125'	8750	84	84
15	55' x 125'	6875	68 (80'x125')	94
16	45' x 125'	5625	64 (70'x125')	97
18	45' x 125' 55' x 125'	5625 6875	90 (65'x125')	68 50
19	45' x 125' 55' x 125'	5625 6875	69 (70'x125')	56 39
20	55' x 125'	6875	101	101
23	55' x 125'	6875	94	94
24	50' x 120'	6000	134	134
25	45' x 120'	5400	136	136
26	45' x 120'	5400	135	135
27	40' x 120'	4800	141	141
Totals			2295	2408