

The Hamlets Home Owners Association
Reserve Study
March 1, 2016

Prepared by:
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2MH Consulting Engineers

Executive Summary

EXECUTIVE SUMMARY

Association: Hamlets HOA
 Assoc. #: 0550001437

Location: Manassas, Prince William County, Virginia
 Number of Units: 47

Report Period: January 1, 2015 through December 31, 2015

Results of Study

Projected Starting Reserve Balance:	\$ 28,883.00
Fully Funded Reserve Balance:	\$ 38,896.20*
Percent Funded:	74.3%
Recommended 2015 monthly Reserve Contribution:	\$ 1,837.45
Recommended Special Assessment this year:	\$0
Most Recent Reserve Contribution Rate:	0%

*assumes all requirements require funding at the end of the longest return period - 20 years

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	Negligible
Annual Construction Inflation Rate	3.30%

- The information in this Reserve Study is based on our site inspection on June 26, 2014.
- The HOA Reserve Fund is currently at 74.3% Funded - above the 70% "strongly funded" designation threshold).
- Reserve projects anticipated in 2015 include: Tree Pruning and Maintenance and Arborvitae replacement

Reserve Study



THE HAMLETS

The Hamlets subdivision, recorded on December 11, 1992 in Deed Book 1948, at Page 0213, in Prince William County, Virginia, is a community of 47 Single-Family Detached homes, just outside the historic City of Manassas corporate limits. The parent parcel's PIN was 7795-91-4323. Individual Lots/Parcels each now have unique PIN's (refer to Appendix B). The overall subdivision amasses 21.58± acres, of which 3.20± acres have been dedicated to VDOT public streets. The 47 home lots amass 15.85± acres and two Storm Water Management (SWM) parcels (A & B) comprise the balance of the total area (2.53± acres).

A single entrance to the community on Grant Avenue connects to three public, cul-de-sac, streets, all part of the VDOT system of roadways. These are: Vanore Place (SR 2570), having a 54' right-of-way to the first intersection and thence 46' to the terminus at the cul-de-sac; Cabin Ridge Court (SR 2574), having a 46' right-of-way along its entire length to the cul-de-sac, and; Corryton Court (SR 702), having a 46' right-of-way along its entire length to the cul-de-sac.

Wooden screen fences along the right-of-way line with Grant Avenue (State Route 76-702) are on private property, and are not maintained by the HOA.

Prince William County Service Authority (PWCSA) has a sanitary sewer pump station, located within an easement on lots 20 and 21, and waterline located within an easement on Lots 8, 9, 10, 17, 18, 19, 20, and 34. Any infrastructure located within these easements would belong to and be maintained by PWCSA, including access roads and fences.

Prince William County Public Works - Watershed Management Branch (PWC-WMB) has various drainage infrastructure located within the subdivision, including two SWM Facilities (on Parcels A and B), and all located with easements. PWC-WMB is responsible for maintenance of these improvements, including access roads and fences.



What Physical Assets are covered by Reserves?

The Hamlets is reasonably devoid of "hard" improvements, and the vast majority of items covered by this study are landscape elements. The two entrance feature signs are the only site amenities which were constructed and are intended to be maintained by the HOA and are located on Lots 1 and 4. Although it does not appear that existing landscaped area maintenance, including evergreen and deciduous trees and bushes, is a *requirement* of the HOA Reserve (these are elected improvements), they add a great deal of "curb appeal" to the community, and it behooves the HOA to include their maintenance. As such they are listed as part of Covered Assets.

There are three areas of Landscaped Improvements in the subdivision. Please refer to the following Table 1 – Maintenance Items.

The first of these includes bushes and plants in the immediate vicinity of the two entrance monument signs, and part of monument improvements. These are all in good shape and have been in place for approximately 6 years. It is estimated that replacement will be likely in the next 4 years (with a 10-year return period to follow).

There are two areas of canopy and screening trees and bushes, which surround each of the two SWM ponds. Some of these exist at the edge of Vanore Place and Cabin Ridge Court rights of way, while others exist at the shared property line between the two parcels and adjacent residence lots, specifically, Lots 1, 25-28, and 47. Canopy trees are primarily about 18 years old, occasionally require pruning and other maintenance, and, infrequently, removal due to storm damage. All existing trees appear healthy (with one exception), are in good shape, and have been regularly maintained. Evergreen trees, younger than existing canopy trees, and primarily used for screening, all appear in good health, are in good shape, and should require occasional upkeep similar to canopy trees.



Table 1 - Maintenance Items

Features	Current Costs	Return Term (yrs)	Remaining Useful Life	Future Cost (after 20 yrs)
Monument Sign				
Monument Sign Maintenance	\$ 100.00	2	2	\$ 191.43
Monument Sign Replacement	\$ 7,700.00	30	20	\$ 14,739.99
Monument Landscaping				
Monument Landscaping Maintenance	\$ 280.00	2	2	\$ 536.00
Monument Landscaping Replacement	\$ 3,500.00	20	20	\$ 6,699.99
Trees				
Tree Maintenance and Pruning	\$ 4,000.00	5	1	\$ 7,657.14
Red Maple Replacement	\$ 2,500.00	3	3	\$ 4,785.71
White Pine Replacement	\$ 2,000.00	5	5	\$ 2,352.51
Bushes				
Holly Replacement	\$ 270.00	3	3	\$ 516.86
Arborvitae Replacement	\$ 240.00	1	1	\$ 459.43
Reserve Study Update	\$ 500.00	5	5	\$ 957.14
Totals	\$ 21,090.00			\$ 38,896.20

What are Assets' useful life-expectancies and remaining useful lives?

Entrance Monuments

The entrance feature signs are of brick and block construction, which is inherently quite durable. They are in very good shape with minimal indications of any future maintenance issues. Multiple sources have indicated they could be expected to last more than one hundred years, with one source (claybrick.org) indicating 500 years or more. While they are around 20 years old, replacement due to deterioration should not be expected any time in the foreseeable future. We have however provided for a 30 lifespan, but estimate that the first is not likely to end for another 20 years.



Despite that apparent fact, the study provides for full replacement of the signs in ten years and periodic maintenance (cleaning and minor re-grouting, if needed) every two years.

Landscaping around the monuments is in all healthy and in direct sunlight. This is comprised of primarily small shrubs, plants, and grasses with an average predicted life expectancy of around 10 years, at which time they'll either be too large to be practical or will just need to be replaced. It is expected that they will require replacement in four years.

Common Area Landscaping and Street Trees

Red Maples found along portions of subdivision streets and adjacent to "Common Areas" are fast-growing and can readily achieve heights of 60-90 feet with extreme examples reaching nearly 120 feet. They have relatively short life-spans - only 80-100 years on average - with extreme examples reaching 200 years. Trees in the subdivision are nearly 20 years old, but if they remain otherwise healthy and undamaged, all will out-distance the life-spans of current home-owners.



White Pines are also fast-growing trees (two - three feet per year), referred to as "wind-breakers". They can readily achieve heights of up to 80 feet with spans of 25 feet. They also have relatively short life-spans - only 100 years on average. Trees in the subdivision are sensitive to soil moisture when adults - 20 feet high or so - which could cause premature death, but should be observed, and lacking such situations, trees in the subdivision, by inspection, appear to be are between 15 and 20 years old. If they remain otherwise healthy and undamaged, their natural life spans will carry them another 80 years.

It is estimated that pruning to some degree must occur annually, to address storm damage either from winter snows or periodic summer winds and rain. Significant maintenance and pruning is expected to recur every five years. Single tree removal/replacement due to damage or disease is predicted to occur once every three years for maples and every five years for pines.

Bushes, primarily evergreens, are present primarily for screening. These are smaller, understory, varieties, but some of which can over time grow to be as much as 20 feet tall and 12 feet wide. Of these plants, arborvitae require winter maintenance, and those located under the canopy of the over-story trees, due poorly from lack of direct sunlight.



As with trees, under-story shrubs and bushes are expected to require maintenance or occasional removal and replacement, either from storm damage, or disease. Single shrub removal/replacement is predicted to occur once every three years for hollies and annually for arborvitae, which are more prone to difficulties. For hollies, this Study assumes they are at the start of the three-year return period.



How were costs established?

Local suppliers were used to establish reliable current prices for landscape items, as it is reasonable to expect the HOA will purchase products from local suppliers, however national averages were used for trade work (construction of the Composite Masonry - brick/block Monument Features).

According to the Masonry Advisory Council (www.maconline.org), installed cost of a composite wall made up of 4-inch utility bricks and 6-inch concrete masonry units, is \$24.06 per square foot (80 square feet each face - front/back). Concrete for the footers is \$80.00 per cubic yard delivered (2013 US average per L&M Construction Chemicals - www.lmcc.com).

These data and all others pertaining to landscape elements are summarized in Appendix A - Annual Costs.

What does the Reserve require?

Future costs to provide maintenance to existing Landscaping and "hard" features were projected to establish the Reserve Fund's needs over the next 40 years, when it is expected that all elements have received at least one return cycle (some will have received many). Based on a current (2014) construction inflation rate (Engineering News Record - <http://enr.construction.com/economics/>), cost will increase at 3.3% annually and this has been projected onto the next 40 years.

These data provided on the following table.

Reserve Fund Status

The Reserve Fund is currently approximately 74.3% funded (with \$28,883 available) as compared to a theoretical full loading (\$38,896.20 - with all items requiring funds at the same time) that might occur in year 20 of our predictions (the longest return term of those items under the HOA's maintenance purview).

What are the Reserve's funding goals?

The Reserve Fund currently has sufficient funds to address all needs, if they should require funding immediately. In future years, as maintenance items appear according to their predicted return period, needs will tap Reserve funds which will need to be replaced. The HOA's funding goals will be to remain "ahead of the curve" as funding needs are not constant, and can be quite large, from time to time. As described further in this report, the funding strategy will ensure sufficient funds are always on hand to address annual needs, regardless of their particular scope.

Funding Strategy

The current Reserve is well-funded, and needs only regular minimal contributions to remain so. The HOA's funding goals could be met through a combination of the following (if any or all are approved by the Board):

- New Member Contributions: When buying a home in The HAMLETS, new members could pay into the Reserve Fund their portion (1/47th) of the inflation-adjusted annualized cost.
- Existing Member Contributions: Existing members of The HAMLETS could pay into the fund as required to maintain full funding.
- Volunteerism: Unlike many Home Owners Associations, volunteerism within The HAMLETS has a history of lowering costs on capital and landscaping expenses.

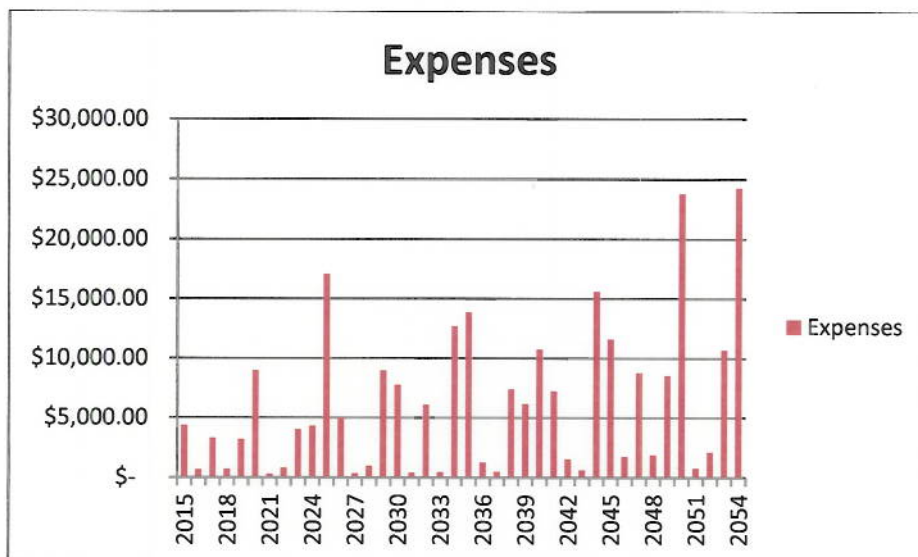
Site Inspection

A Site Walkover during which HOA assets were identified and enumerated, was conducted on June 26, 2014 by Mark Hume, PE, Nicole Bryson, and Nancy Vernon. During that inspection each landscaping item was counted and their species later identified by Mrs. Vernon. Sketches were made of the entry monument signs and translated on the overall Subdivision Site Plan. Recurring maintenance (including replacement or removal) of landscaping elements, although not currently necessary, appear to be the most-significant Reserve Fund component. Following are some photos taken during the walkover.



Projected Expenses

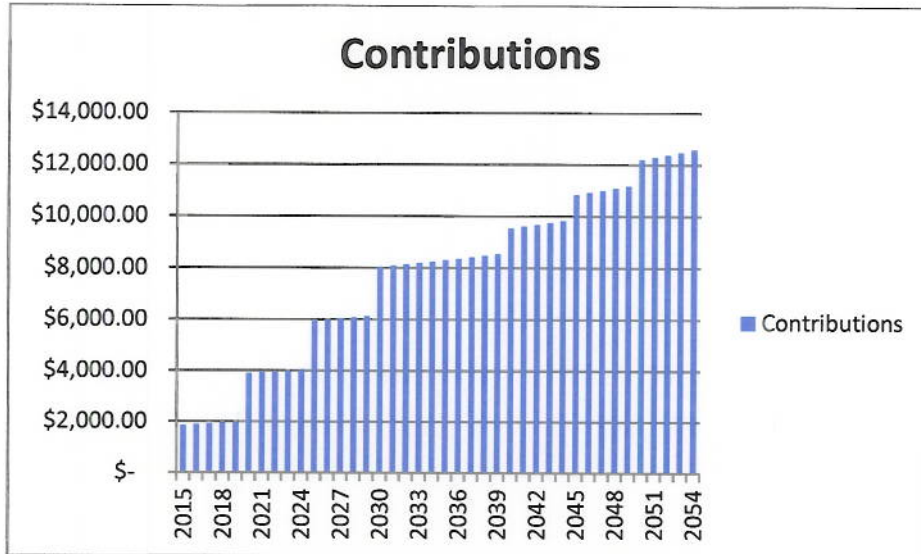
The figure below shows the array of the projected future expenses for the HOA. As with all computations in this Report, the estimates in this figure are based on conservative expense projections, meaning trending to the higher side. As you can see, expenses are projected 40 years into the future, using the Inflation rate shown in the Executive Summary (3.3%). This figure clearly shows the near term and future expenses that the Reserve Fund will face. Although tree pruning represents the most significant expense, replacement of the entrance monument structures represents the largest single expense item.



Expenses are estimated and their time of return will likely vary from that represented by the tables and charts. Expenses, Contributions and the Reserve Balance will all be reviewed in five years to update based on the Reserve's performance over the previous period.

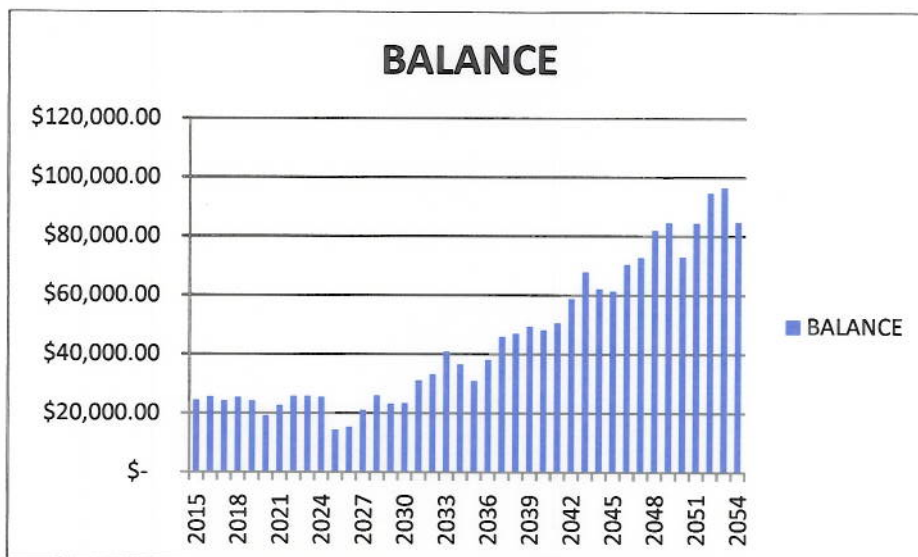
Projected Contributions

The figure below shows the array of the projected contributions to the Reserve from the HOA. Contributions are projected 40 years into the future, using the Inflation rate shown in the Executive Summary (3.3%). This figure clearly shows the near term and future expenses that your association will face. These contributions over the 40-year term will ensure the Reserve is adequately funded.



Projected Annual Balance

The figure below shows the projected annual reserve Balance following contributions and expenses. Contributions are projected 40 years into the future, using the Inflation rate shown in the Executive Summary (3.3%). Although the balance gets relatively larger over time, this represents an inflationary increase, and it should be noted that the 2055 expense will be over \$45,000 - these are in 2055 dollars.



Summary:

Based on this study, it appears the HOA Reserve is sufficiently funded to address immediate needs, and by application of the Funding Strategy should remain so over the next 40 years. As previously mentioned this study should be reviewed and revised in five years to adjust for factors that might come into play, or at unexpected times, that might affect the overall Reserve Fund performance.

This Report was prepared by William D. "Mark" Hume, PE, a Registered Professional Engineer in the Commonwealth of Virginia, license number 37880

Appendix A

**Appendix A:
Annual Costs (2015-2019)**

Features	Current Costs (2014)	2015	2016	2017	2018	2019
Monument Sign						
Monument Sign Maintenance	\$ 100.00	\$ -	\$ 106.71	\$ -	\$ 113.87	\$ -
Monument Sign Replacement	\$ 7,700.00	\$ -	\$ -	\$ -	\$ -	\$ -
Monument Landscaping						
Monument Landscaping Maintenance	\$ 280.00	\$ -	\$ 298.78	\$ -	\$ 318.83	\$ -
Monument Landscaping Replacement	\$ 3,500.00	\$ -	\$ -	\$ -	\$ -	\$ -
Trees						
Tree Maintenance and Pruning	\$ 4,000.00	\$ 4,132.00	\$ -	\$ -	\$ -	\$ -
Red Maple Replacement	\$ 2,500.00	\$ -	\$ -	\$ 2,755.76	\$ -	\$ -
White Pine Replacement	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ 2,352.51
Bushes						
Holly Replacement	\$ 270.00	\$ -	\$ -	\$ 297.62	\$ -	\$ -
Arborvitae Replacement	\$ 240.00	\$ 247.92	\$ 256.10	\$ 264.55	\$ 273.28	\$ 282.30
Reserve Study/Update	\$ 2,000.00	\$ -	\$ -	\$ -	\$ -	\$ 588.13
Totals	\$ 22,590.00	\$ 4,379.92	\$ 661.60	\$ 3,317.93	\$ 705.98	\$ 3,222.94

**Appendix A:
Annual Costs (2020-2024)**

Features	2020	2021	2022	2023	2024
Monument Sign					
Monument Sign Maintenance	\$ 121.51	\$ -	\$ 129.66	\$ -	\$ 138.36
Monument Sign Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,653.54
Monument Landscaping					
Monument Landscaping Maintenance	\$ 340.22	\$ -	\$ 363.05	\$ -	\$ 387.40
Monument Landscaping Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Trees					
Tree Maintenance and Pruning	\$ 4,860.29	\$ -	\$ -	\$ -	\$ -
Red Maple Replacement	\$ 3,037.68	\$ -	\$ -	\$ 3,348.44	\$ -
White Pine Replacement	\$ -	\$ -	\$ -	\$ -	\$ 2,767.15
Bushes					
Holly Replacement	\$ 328.07	\$ -	\$ -	\$ 361.63	\$ -
Arborvitae Replacement	\$ 291.62	\$ 301.24	\$ 311.18	\$ 321.45	\$ 332.06
Reserve Study Update	\$ -	\$ -	\$ -	\$ -	\$ 691.79
Totals	\$ 8,979.38	\$ 301.24	\$ 803.89	\$ 4,031.53	\$ 14,970.30

**Appendix A:
Annual Costs (2025-2029)**

Features	2025	2026	2027	2028	2029
Monument Sign					
Monument Sign Maintenance	\$ -	\$ 147.64	\$ -	\$ 157.54	\$ -
Monument Sign Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Monument Landscaping					
Monument Landscaping Maintenance	\$ -	\$ 413.39	\$ -	\$ 441.13	\$ -
Monument Landscaping Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Trees					
Tree Maintenance and Pruning	\$ 5,716.94	\$ -	\$ -	\$ -	\$ -
Red Maple Replacement	\$ -	\$ 3,691.00	\$ -	\$ -	\$ 4,068.60
White Pine Replacement	\$ -	\$ -	\$ -	\$ -	\$ 3,254.88
Bushes					
Holly Replacement	\$ -	\$ 398.63	\$ -	\$ -	\$ 439.41
Arborvitae Replacement	\$ 343.02	\$ 354.34	\$ 366.03	\$ 378.11	\$ 390.59
Reserve Study Update	\$ -	\$ -	\$ -	\$ -	\$ 813.72
Totals	\$ 6,059.95	\$ 5,004.99	\$ 366.03	\$ 976.78	\$ 8,967.19

**Appendix A:
Annual Costs (2030-2034)**

Features	2030	2031	2032	2033	2034
Monument Sign					
Monument Sign Maintenance	\$ 168.11	\$ -	\$ 179.39	\$ -	\$ 191.43
Monument Sign Replacement	\$ -	\$ -	\$ -	\$ -	\$ 14,739.99
Monument Landscaping					
Monument Landscaping Maintenance	\$ 470.72	\$ -	\$ 502.30	\$ -	\$ 536.00
Monument Landscaping Replacement	\$ -	\$ -	\$ -	\$ -	\$ 6,699.99
Trees					
Tree Maintenance and Pruning	\$ 6,724.58	\$ -	\$ -	\$ -	\$ -
Red Maple Replacement	\$ -	\$ -	\$ 4,484.83	\$ -	\$ -
White Pine Replacement	\$ -	\$ -	\$ -	\$ -	\$ 3,828.57
Bushes					
Holly Replacement	\$ -	\$ -	\$ 484.36	\$ -	\$ -
Arborvitae Replacement	\$ 403.47	\$ 416.79	\$ 430.54	\$ 444.75	\$ 459.43
Reserve Study Update	\$ -	\$ -	\$ -	\$ -	\$ 957.14
Totals	\$ 7,766.89	\$ 416.79	\$ 6,081.43	\$ 444.75	\$ 27,412.55

**Appendix A:
Annual Costs (2035-2039)**

Features	2035	2036	2037	2038	2039
Monument Sign					
Monument Sign Maintenance	\$ -	\$ 204.27	\$ -	\$ 217.98	\$ -
Monument Sign Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Monument Landscaping					
Monument Landscaping Maintenance	\$ -	\$ 571.96	\$ -	\$ 610.33	\$ -
Monument Landscaping Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Trees					
Tree Maintenance and Pruning	\$ 7,909.82	\$ -	\$ -	\$ -	\$ -
Red Maple Replacement	\$ 4,943.64	\$ -	\$ -	\$ 5,449.39	\$ -
White Pine Replacement	\$ -	\$ -	\$ -	\$ -	\$ 4,503.37
Bushes					
Holly Replacement	\$ 533.91	\$ -	\$ -	\$ 588.53	\$ -
Arborvitae Replacement	\$ 474.59	\$ 490.25	\$ 506.43	\$ 523.14	\$ 540.40
Reserve Study Update	\$ -	\$ -	\$ -	\$ -	\$ 1,125.84
Totals	\$ 13,861.96	\$ 1,266.48	\$ 506.43	\$ 7,389.37	\$ 6,169.62

**Appendix A:
Annual Costs (2040-2044)**

Features	2040	2041	2042	2043	2044
Monument Sign					
Monument Sign Maintenance	\$ 232.60	\$ -	\$ 248.20	\$ -	\$ 264.86
Monument Sign Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Monument Landscaping					
Monument Landscaping Maintenance	\$ 651.28	\$ -	\$ 694.97	\$ -	\$ 741.60
Monument Landscaping Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Trees					
Tree Maintenance and Pruning	\$ 9,303.97	\$ -	\$ -	\$ -	\$ -
Red Maple Replacement	\$ -	\$ 6,006.88	\$ -	\$ -	\$ 6,621.40
White Pine Replacement	\$ -	\$ -	\$ -	\$ -	\$ 5,297.12
Bushes					
Holly Replacement	\$ -	\$ 648.74	\$ -	\$ -	\$ 715.11
Arborvitae Replacement	\$ 558.24	\$ 576.66	\$ 595.69	\$ 15.35	\$ 635.65
Reserve Study Update	\$ -	\$ -	\$ -	\$ -	\$ 1,324.28
Totals	\$ 10,746.09	\$ 7,232.28	\$ 1,538.87	\$ 615.35	\$ 15,600.01

**Appendix A:
Annual Costs (2045-2049)**

Features	2045	2046	2047	2048	2049
Monument Sign					
Monument Sign Maintenance	\$ -	\$ 282.62	\$ -	\$ 301.59	\$ -
Monument Sign Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Monument Landscaping					
Monument Landscaping Maintenance	\$ -	\$ 791.35	\$ -	\$ 844.44	\$ -
Monument Landscaping Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Trees					
Tree Maintenance and Pruning	\$ 10,943.85	\$ -	\$ -	\$ -	\$ -
Red Maple Replacement	\$ -	\$ -	\$ 7,298.79	\$ -	\$ -
White Pine Replacement	\$ -	\$ -	\$ -	\$ -	\$ 6,230.76
Bushes					
Holly Replacement	\$ -	\$ -	\$ 788.27	\$ -	\$ -
Arborvitae Replacement	\$ 656.63	\$ 678.30	\$ 700.68	\$ 723.81	\$ 747.69
Reserve Study Update	\$ -	\$ -	\$ -	\$ -	\$ 1,557.69
Totals	\$ 11,600.48	\$ 1,752.27	\$ 8,787.74	\$ 1,869.83	\$ 8,536.15

**Appendix A:
Annual Costs (2050-2054)**

Features	2050	2051	2052	2053	2054
Monument Sign					
Monument Sign Maintenance	\$ 321.82	\$ -	\$ 343.41	\$ -	\$ 366.45
Monument Sign Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Monument Landscaping					
Monument Landscaping Maintenance	\$ 901.09	\$ -	\$ 961.55	\$ -	\$ 1,026.06
Monument Landscaping Replacement	\$ -	\$ -	\$ -	\$ -	\$ 12,825.69
Trees					
Tree Maintenance and Pruning	\$ 12,872.76	\$ -	\$ -	\$ -	\$ -
Red Maple Replacement	\$ 8,045.47	\$ -	\$ -	\$ 8,868.55	\$ -
White Pine Replacement	\$ -	\$ -	\$ -	\$ -	\$ 7,328.97
Bushes					
Holly Replacement	\$ 868.91	\$ -	\$ -	\$ 957.80	\$ -
Arborvitae Replacement	\$ 772.37	\$ 797.85	\$ 824.18	\$ 851.38	\$ 879.48
Reserve Study Update	\$ -	\$ -	\$ -	\$ -	\$ 1,832.24
Totals	\$ 23,782.42	\$ 797.85	\$ 2,129.14	\$ 10,677.73	\$ 24,258.89

Appendix B

Appendix B: Lot Areas

Lot Number	Area (sf)	Area (acres)	PIN	#	Street
1	12,682 sf	0.291 ac	7795-81-9320	8746	Vanore Place
2	11,407 sf	0.262 ac	7795-91-1814	8741	Vanore Place
3	10,012 sf	0.230 ac	7795-91-1010	8743	Vanore Place
4	11,667 sf	0.268 ac	7795-91-0306	8745	Vanore Place
5	12,234 sf	0.281 ac	7795-91-1300	10317	Corryton Court
6	10,760 sf	0.247 ac	7795-90-1393	10315	Corryton Court
7	10,084 sf	0.231 ac	7795-90-1684	10313	Corryton Court
8	10,133 sf	0.233 ac	7795-90-2379	10311	Corryton Court
9	10,071 sf	0.231 ac	7795-90-3280	10310	Corryton Court
10	14,975 sf	0.344 ac	7795-90-3986	10312	Corryton Court
11	10,635 sf	0.244 ac	7795-90-3596	10314	Corryton Court
12	10,848 sf	0.249 ac	7795-91-2905	10316	Corryton Court
13	10,716 sf	0.246 ac	7795-91-3215	8733	Vanore Place
14	10,284 sf	0.236 ac	7795-91-4010	8731	Vanore Place
15	10,584 sf	0.243 ac	7795-91-4504	8729	Vanore Place
16	14,806 sf	0.340 ac	7795-90-4999	8727	Vanore Place
17	13,734 sf	0.315 ac	7795-90-5291	8725	Vanore Place
18	12,759 sf	0.293 ac	7795-90-6087	8723	Vanore Place
19	11,842 sf	0.272 ac	7795-90-7190	8721	Vanore Place
20	49,023 sf	1.125 ac	7795-90-8797	8722	Vanore Place
21	18,933 sf	0.435 ac	7795-91-7408	8724	Vanore Place
22	13,425 sf	0.308 ac	7795-91-6814	8726	Vanore Place
23	14,467 sf	0.332 ac	7795-91-6319	8728	Vanore Place
24	15,509 sf	0.356 ac	7795-91-5723	8730	Vanore Place
25	17,182 sf	0.394 ac	7795-91-5129	8732	Vanore Place
26	17,036 sf	0.391 ac	7795-91-4432	8734	Vanore Place
27	24,282 sf	0.557 ac	7795-91-3537	8736	Vanore Place
28	13,083 sf	0.300 ac	7795-91-6942	10340	Cabin Ridge Court
29	17,256 sf	0.396 ac	7795-91-7436	10342	Cabin Ridge Court
30	15,858 sf	0.364 ac	7795-91-8029	10344	Cabin Ridge Court
31	14,538 sf	0.334 ac	7795-91-8523	10346	Cabin Ridge Court
32	12,701 sf	0.292 ac	7795-91-9017	10348	Cabin Ridge Court
33	11,399 sf	0.262 ac	7795-91-9609	10350	Cabin Ridge Court
34	43,578 sf	1.000 ac	7895-01-1304	10351	Cabin Ridge Court
35	15,444 sf	0.355 ac	7895-01-1319	10349	Cabin Ridge Court
36	11,826 sf	0.271 ac	7895-01-0430	10347	Cabin Ridge Court
37	10,100 sf	0.232 ac	7795-91-9638	10345	Cabin Ridge Court
38	10,100 sf	0.232 ac	7795-91-8946	10343	Cabin Ridge Court
39	10,546 sf	0.242 ac	7795-91-8354	10341	Cabin Ridge Court
40	10,658 sf	0.245 ac	7795-91-7762	10339	Cabin Ridge Court

Lot Number	Area (sf)	Area (acres)	PIN	#	Street
41	12,803 sf	0.294 ac	7795-91-7068	10337	Cabin Ridge Court
42	21,236 sf	0.488 ac	7795-91-6373	10335	Cabin Ridge Court
43	20,564 sf	0.472 ac	7795-91-5473	10333	Cabin Ridge Court
44	13,440 sf	0.309 ac	7795-91-4669	10331	Cabin Ridge Court
45	10,306 sf	0.237 ac	7795-91-3964	10329	Cabin Ridge Court
46	11,772 sf	0.270 ac	7795-91-3259	10327	Cabin Ridge Court
47	13,143 sf	0.302 ac	7795-91-2552	10325	Cabin Ridge Court
	690,443 sf	15.850 ac			
PARCEL A	65,964 sf	1.514 ac	7795-91-1135	8742	Vanore Place
PARCEL B	44,243 sf	1.016 ac	7795-91-5749	10334	Cabin Ridge Court
	110,207 sf	2.530 ac			
PUBLIC STREETS	139,214 sf	3.196 ac	-	-	-
Total	939,864 sf	21.576 ac	7795-91-4323	<i>vacated</i>	<i>Grant Avenue</i>

Please note – indicated Lot Areas are based on areas calculated using the calls on the existing record plat. Accuracy is limited by significant digits on the plat, and as a result while very close, some lot areas indicated on the table may not exactly match Lot Areas from the Plat. This table defers to the Plat where differences exist.