



To: Special Assessment Commission
From: Dan Hanson, Senior Director of Community and Development
Date: May 13, 2024
Subject: Improvement District No. 1345 – Sandhills 6th Addition
Action: Preconstruction Meeting: No Formal Action

SPECIAL ASSESSMENT COMMISSION

Chairman:
Jim Brownlee
Commissioner:
Eddie Sheeley
Commissioner:
Elliot Steinbrink

BOARD OF CITY COMMISSIONERS

President:
Bernie Dardis
Commissioner:
Brad Olson
Commissioner:
Roben Anderson
Commissioner:
Mark Simmons
Commissioner:
Mandy George
City Administrator:
Dustin T. Scott

ENGINEERING DEPARTMENT

City Engineer:
Dan Hanson
Asst. City Engineer:
Open
Asst. City Engineer:
Jerry Wallace
Eng. Office Manager:
Kayla Volness

Summary and Recommendation:

On May 1, 2023, the City Commission accepted a Petition for Improvements from two developers, Ocho Indy, LLC and Ryan Restad for public improvements to provide city utilities, roadways and storm sewer to the Sandhills 6th Addition.

This project is intended to be 100% specially assessed to benefitting properties. On November 6, 2023 the City Commission approved a resolution declaring work necessary and a public hearing was held on December 18, 2023. All benefitting properties that are proposed to be assessed in conjunction with this project were notified and one property owner, Dan Hazer, showed up to the hearing in opposition of the creation of the assessment district.

At the December 18th, 2023 meeting, the City Commission approved a resolution of insufficient protests and a task order with a consultant to design the project.

On April 25, 2024, bids were opened for the referenced project. 5 bids were received with the lowest bidder being Dakota Underground Company in the amount of \$4,203,889.13. The Amended Engineering Report approved on October 16, 2023, estimated a project construction cost of \$4,890,975. The City Commission awarded this work to Dakota Underground Company at this meeting.

There are a total of five parcels not owned by either of the Developers that are benefitting from this project and are projected to be assessed. These are detailed on the attached preliminary assessment list.

Attachments:

1. Proposed Improvements General Layout
2. Benefit Methodology Map
3. Benefit Methodology
4. District Cost Summary
5. Preliminary Assessment List

NOTE: Additional project information is available on the city's website:
<https://www.westfargond.gov/1021/Special-Assessment-Projects>

Staff Recommendation: There is no formal action for this meeting. Staff does not have a recommendation at this time.

Policy Analysis:

This improvement district was administrated in accordance with North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website.

Financial Summary:

Total Estimated Project Cost:	\$ 6,119,000.00
Assessments	\$ 6,119,000.00
City Funds	\$ 0.00
Other Funds	\$ 0.00

Previously Presented Information and Commission Actions:

May 6, 2024

- **Staff Recommendation:** Accept Bid and Award Contract to Dakota Underground Company for their bid amount of \$4,203,889.13.
- **Commission Action:** Commissioner _ moved, and Commissioner _ seconded to approve. No opposition, motion carried.

April 1, 2024

- **Staff Recommendation:** Approve Plans and Specifications and Direct Advertisement for Bids
- **Commission Action:** Commissioner George moved, and Commissioner Olson second to approve. No opposition, motion carried.

December 18, 2023-

- **Staff Recommendation:** Conduct the Resolution of Necessity Public Hearing; and approve both a Resolution of insufficient protests and a Task Order for "Basic Services".
- **Commission Action:** Commissioner Simmons moved, and Commissioner Olson seconded to approve. Commissioner George voted nay; motion carried on a 4 to 1 vote.

November 6, 2023-

- **Staff Recommendation:** Accept and Approve Amended Resolution Declaring Work Necessary
- **Commission Action:** Commissioner Simmons moved, and Commissioner Olson seconded to approve. No opposition, motion carried.

October 16, 2023 –

- **Staff Recommendation:** Approve Amended Engineer's Report
- **Commission Action:** Commissioner Olson moved, and Commissioner Anderson seconded to approve. Commissioner Simmons was absent and not voting. No opposition, motion carried.

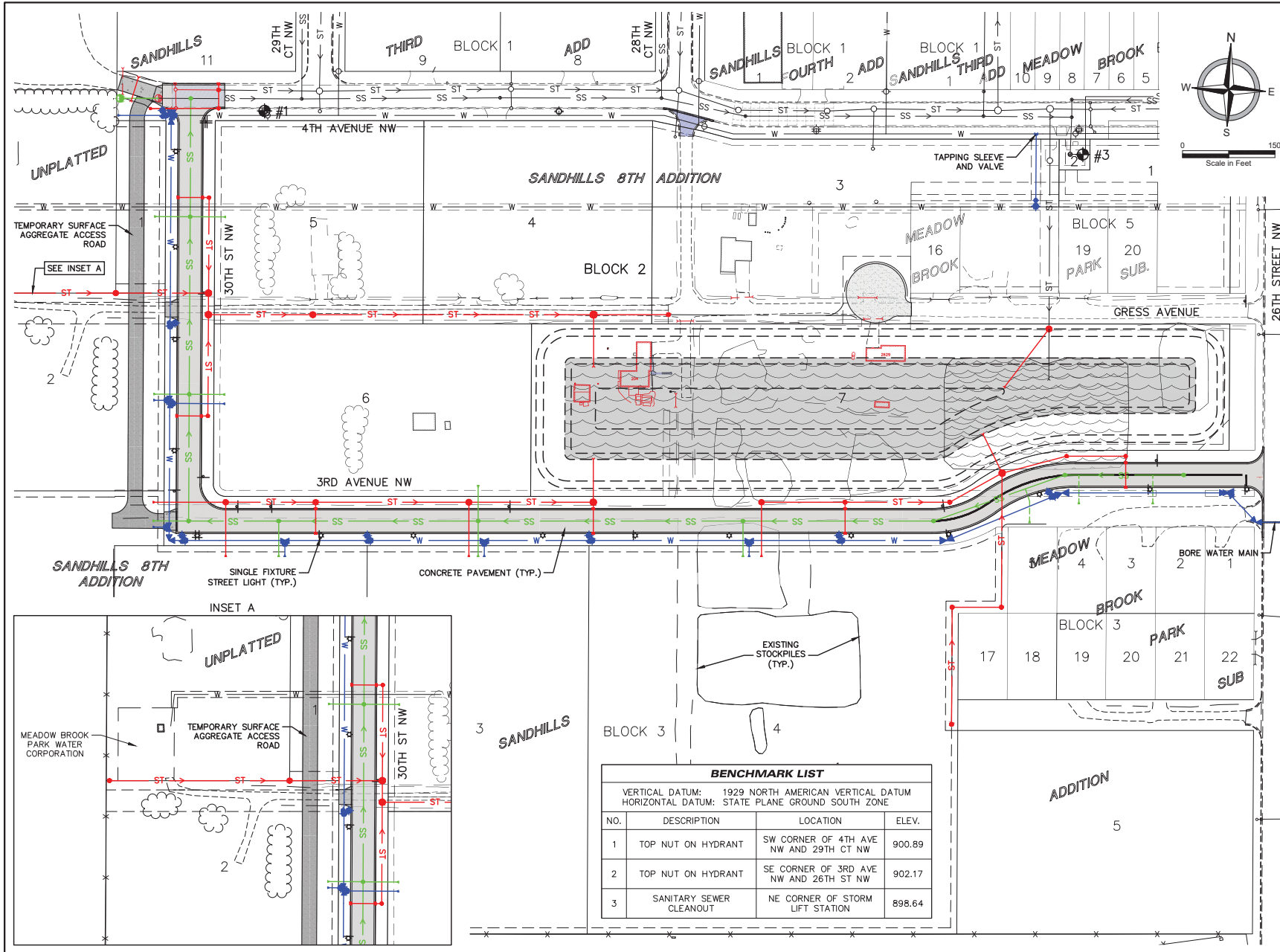
July 10, 2023 -

- **Staff Recommendation:** Create Improvement District No. 1345, Approve Engineer's Report; Direct Engineer to prepare both a Task Order for "Basic Services" along with Plans and Specifications; and Approve Resolution of Necessity.
- **Commission Actions:** Commissioner Simmons moved, and Commissioner Olson seconded. Commissioner George opposed; motion carried on a 4:1 vote.

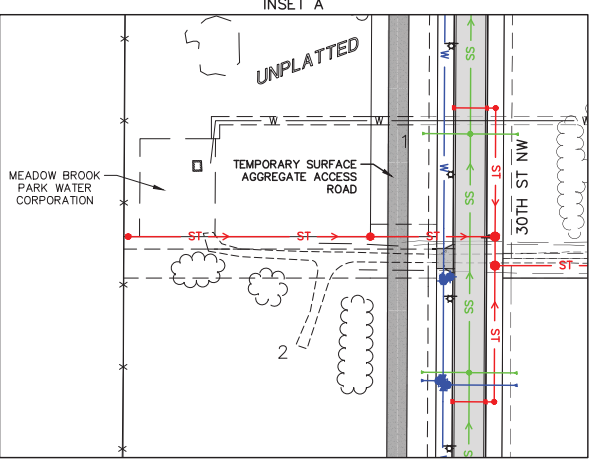
May 1, 2023 –

- **Staff Recommendation:** Accept Petitions for Improvements and Preliminary Work Agreements from both developers; and authorize preliminary engineering.
 - **Commission Action:** Commissioner Simmons moved, and Commissioner Olson seconded to approve. No opposition, motion carried.
-

FILE LOCATION: R:\Projects\22000\22400\22467A\CIVIL\PRODUCTION\22467A_Underground.dwg



BUTLER'S
3
EIGHTH
BLK 1
ADD
3RD AVE NW
#2
BUTLER'S
1
TENTH
BLK 1
ADD
KNUTSON'S
BLK 1
FIRST
1
SUB



BENCHMARK LIST

VERTICAL DATUM: 1929 NORTH AMERICAN VERTICAL DATUM
HORIZONTAL DATUM: STATE PLANE GROUND SOUTH ZONE

NO.	DESCRIPTION	LOCATION	ELEV.
1	TOP NUT ON HYDRANT	SW CORNER OF 4TH AVE NW AND 29TH CT NW	900.89
2	TOP NUT ON HYDRANT	SE CORNER OF 3RD AVE NW AND 26TH ST NW	902.17
3	SANITARY SEWER CLEANOUT	NE CORNER OF STORM LIFT STATION	898.64

PROJECT LAYOUTS
IMPROVEMENT DISTRICT NO. 1345
SANDHILLS 6TH ADDITION
WEST FARGO, NORTH DAKOTA
GENERAL LAYOUT

DATE: 04.05.24
REV DATE: ---
REV NUM: ---
RECORD: ---
PROJECT No. 22467A
MANAGER: MJP
DESIGNER: BJP
DRAFTER: DLM
REVIEWER: NPG

C-100

BENEFIT METHODOLOGY MAP

IMPROVEMENT STATUS: ENGINEER'S STATEMENT OF COST
DATE: 05/01/2024

Improvement District Boundary

Meadow Brook Park Road & Water

Proposed Retention Ponds

Project Location

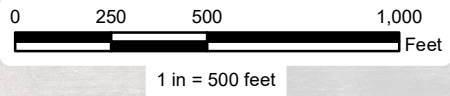


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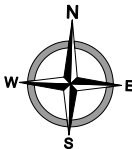
Legend

- Project Location
- Sandhills 6th & 7th Plat Boundary
- Improvement District boundary
- Benefiting Areas**
- Local Benefit
- Factored Assessment
- Other Benefiting Areas
- No Assessments

NOTE: SEE BENEFIT METHODOLOGY NARRATIVE FOR FURTHER DETAIL INFORMATION.



**BENEFIT METHODOLOGY MAP
WATER, SEWER, STORM & STREET IMPROVEMENT DISTRICT NO. 1345
SANDHILLS 6TH ADDITION
WEST FARGO, NORTH DAKOTA**



Created By: TJS Date Created: 05/01/24 Date Saved: 05/01/24 Date Exported: 05/01/24
Plotted By: Tanner.Schmidt Parcel Date: 02/15/22 Aerial Image: 2023 FM Metro Elevation Data: Lidar
Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988
T:\Projects\22400\22467\22467A_1345_BenefitMethodologyMap.mxd

IMPROVEMENT DISTRICT NO. 1345

BENEFIT METHODOLOGY

IMPROVEMENT STATUS: Engineer's Statement of Cost
DATE: 05/01/2024

Sewer, Water, Storm & Street Improvement Dist. No. 1345
Sandhills 6th Addition
West Fargo, North Dakota

Summary of Location for Improvements

- Local Benefitting Areas
 - Sandhills 6th Addition Plat
 - Proposed Sandhills 8th Addition Plat
 - Block 1 Lots 1-4
 - Block 2 Lots 4-7
 - Meadow Brook Park Addition
 - Block 3 Lots 1-5, 22 GES and Hazer Ventures Properties abutting new roadway and to receive new water/sewer
 - Block 3 Lots 17-21 (Factored Assessment) Duane Hazer property
 - Sandhills Archers, Inc. Property (i.e. unplatted 2.05 acre parcel) – Storm and Pond Only
- Other Benefitting Areas (i.e. Northeast Water Main)
 - Proposed Sandhills 8th Addition Plat
 - Block 2 Lot 1-3
- Non-Benefitting Areas
 - Sandhills 3rd Addition Plat
 - Block 1 Lots 1-11
 - Sandhills 4th Addition Plat
 - Meadow Brook Park Addition
 - Block 5 Lot 16, 19-20
 - Block 6 Lot 1-10
 - Meadow Brook Park Road & Water Property
 - Sandhills Archers, Inc. Property (i.e. Lot 1, Block 1 Sandhills Subdivision)
 - Sandhills 6th Addition
 - Block 3, Lot 5 (Future Right-of-Way Purchase)

Assessment Methodology

- No Assessments
 - City Properties
 - Proposed Sandhills 8th Addition Plat
 - Block 2 Lot 2 (Sanitary Sewer Lift Station Lot)
 - Block 2 Lot 7 (Proposed Storm Water Retention Pond)
 - Meadow Brook Park Road & Water Property (i.e. unplatted/0.28 acre private well parcel)
 - Non-Benefitting Areas
 - At the time of the ESOC and iteration of the benefit methodology, it is the understanding per City Staff correspondence and other related correspondence with Developers, that the intention is to not allocate any special assessments

(local or regional) to the defined non-benefitting areas of the improvement district for the currently proposed public infrastructure improvements.

- Local and Other Benefit

- Sanitary Sewer – Square Footage
- Water Main – Square Footage
- NE Water Main – Square Footage
- Storm Sewer – Square Footage
- Temporary Access Road - Square Footage
- Street – Square Footage
- Street Lighting – Square Footage
- Wetland Delineation & USACE Coordination – Square Footage

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IMPROVEMENT DISTRICT NO. 1345

DISTRICT COST SUMMARY

Moore Project No.: 22467A

Date: 05/01/2024

Construction Costs

Local Sewer	\$320,500.00
Local Water	\$294,710.00
NE Water Main	\$20,281.00
Storm	\$1,088,824.00
Local Street	\$1,898,873.22
Temporary Access Road	\$55,346.50
Local Street Lighting	\$144,110.00
Pond	\$381,244.41
Construction Subtotal	\$4,203,889.13
Contingencies (~10%)	\$421,110.87

Total Construction Costs \$4,625,000.00

Non-Construction Costs

Study & Report	\$35,000.00
Land Acquisition	\$350,000.00
Engineering (11%)	\$508,750.00
Additional Consultanting Services	\$180,000.00
Legal & Administration (~5%)	\$235,250.00
Bond Discount (~4%)	\$185,000.00

Total Non-Construction Costs \$1,494,000.00

Total District Cost **\$6,119,000.00**

Preliminary Special Assessment Allocations based on Engineer's Statement of Cost 05/01/2024
Base Bid

Improvement District No. 1345
New Water Supply, Sewerage, Street Systems, and Incidentals
Sandhills 6th Addition

5/1/2024

Moore Proj: 224674

Division	Block	Lot	GIS PIN	Area Factor	Storm Factored Assessable Area (Acres)	Storm Factored Assessable Area (Acres)	Pond Factored Assessable Area (Acres)	Local Water Factored Assessable Area (Acres)	NE Water Main Factored Assessable Area (Acres)	Temporary Access Road Factored Assessable Area (Acres)	LOCAL Factored Assessable Area (Acres)	Equivalent Units	Local Sewer	Local Water	NE Water Main	Storm	Local Street	Temporary Access Road	Local Street Lighting	Pond	Total Assessment
Meadowbrook Park	3	1-3, 2	021325000000	1.00	1.16	1.16	1.16	1.16	0.00	0.00	1.16	5	\$13,509.29	\$12,640.80	\$0.00	\$43,834.27	\$80,394.26	\$0.00	\$6,101.31	\$13,696.67	\$170,130.60
Meadowbrook Park	3	4	02132500100000	1.00	0.26	0.26	0.26	0.26	0.00	0.00	0.26	1	\$3,015.40	\$2,809.07	\$0.00	\$9,740.95	\$17,865.39	\$0.00	\$1,355.85	\$3,022.15	\$37,808.80
Meadowbrook Park	3	5	02132500110000	1.00	0.26	0.26	0.26	0.26	0.00	0.00	0.26	1	\$3,015.40	\$2,809.07	\$0.00	\$9,740.95	\$17,865.39	\$0.00	\$1,355.85	\$3,022.15	\$37,808.80
Meadowbrook Park	3	17-21	02132500150000	0.25	1.16	0.29	0.29	0.29	0.00	0.00	0.29	1	\$3,392.32	\$3,160.20	\$0.00	\$10,958.57	\$20,098.57	\$0.00	\$1,525.33	\$3,999.92	\$42,534.90
Meadowbrook Park	5	3	02132500250000	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Meadowbrook Park	5	16	02132500290000	0.00	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Meadowbrook Park	5	19	02132500310000	0.00	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Meadowbrook Park	5	20	02132500320000	0.00	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Meadowbrook Park	6	1, 2-10	02132500330000	0.00	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills Subdivision	1	1	02177500010000	0.00	24.43	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills Third Addition	1	1	02177700010000	0.00	10.73	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills Third Addition	1	3	02177700030000	0.00	1.19	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills Third Addition	1	4	02177700040000	0.00	4.44	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills Third Addition	1	6	02177700060000	0.00	0.88	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills Third Addition	1	7	02177700070000	0.00	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills Third Addition	1	8	02177700080000	0.00	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills Third Addition	1	9	02177700090000	0.00	1.80	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills Third Addition	1	10	02177700100000	0.00	8.08	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills Third Addition	1	11	02177700110000	0.00	2.08	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills 4th Addition	1	1	02177800010000	0.00	1.06	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills 4th Addition	1	2	02177800020010	0.00	0.73	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills 4th Addition	1	2	0217800020020	0.00	0.73	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills 4th Addition	1	2	0217800020030	0.00	0.73	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills 4th Addition	2	2	0217800020040	0.00	0.73	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills 4th Addition	2	2	0217800020050	0.00	0.73	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills 4th Addition	1	2	0217800020060	0.00	0.73	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills 4th Addition	1	2	0217800020070	0.00	0.73	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills 4th Addition	1	2	0217800020080	0.00	0.73	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
UNPLATTED SE/4	2	0	02300001430000	0.00	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
UNPLATTED SE/4	2	0	02300001440000	1.00	2.05	2.05	2.05	2.05	0.00	0.00	0.00	9	\$0.00	\$0.00	\$0.00	\$77,843.22	\$0.00	\$0.00	\$0.00	\$24,151.02	\$101,994.24
Sandhills 6th Addition	3	3	0	1.00	5.21	5.21	5.21	5.21	0.00	0.00	5.21	23	\$61,058.84	\$56,880.83	\$0.00	\$197,244.64	\$361,756.64	\$0.00	\$27,454.57	\$61,195.55	\$765,591.06
Sandhills 6th Addition	3	4	0	1.00	8.92	8.92	8.92	8.92	0.00	0.00	8.92	39	\$104,566.19	\$97,411.13	\$0.00	\$337,790.67	\$619,525.53	\$0.00	\$47,017.26	\$104,800.30	\$1,311,111.28
Sandhills 6th Addition	3	5	0	1.00	3.09	3.09	3.09	3.09	0.00	0.00	3.09	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills 8th Addition	1	1	0	1.00	0.51	0.51	0.51	0.00	0.00	0.00	0.51	2	\$6,030.26	\$0.00	\$0.00	\$19,480.16	\$35,727.59	\$0.00	\$2,711.45	\$6,043.76	\$69,993.22
Sandhills 8th Addition	1	2	0	1.00	2.78	2.78	2.78	2.78	0.00	2.78	2.78	12	\$32,613.68	\$30,382.05	\$0.00	\$105,355.31	\$193,226.97	\$16,072.83	\$14,664.45	\$32,686.70	\$425,002.01
Sandhills 8th Addition	1	3	0	1.00	11.16	11.16	11.16	11.16	0.00	11.16	11.16	49	\$190,852.11	\$121,898.41	\$0.00	\$422,704.97	\$775,262.30	\$66,487.15	\$58,836.50	\$131,145.08	\$1,705,166.52
Sandhills 8th Addition	1	4	0	1.00	5.93	5.93	5.93	5.93	0.00	0.00	5.93	26	\$69,592.42	\$64,830.48	\$0.00	\$224,811.52	\$412,315.70	\$0.00	\$31,291.62	\$69,748.23	\$872,589.97
Sandhills 8th Addition	2	1	0	1.00	1.03	0.00	0.00	0.00	1.03	0.00	0.00	0	\$0.00	\$0.00	\$2,892.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,892.98
Sandhills 8th Addition	2	2	0	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Sandhills 8th Addition	2	3	0	1.00	4.06	0.00	0.00	0.00	4.06	0.00	0.00	0	\$0.00	\$0.00	\$11,455.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,455.69
Sandhills 8th Addition	2	4	0	1.00	2.81	0.00	2.81	0.00	2.81	0.00	0.00	0	\$0.00	\$0.00	\$7,932.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$33,056.91
Sandhills 8th Addition	2	5	0	1.00	2.57	0.00	2.57	0.00	2.57	0.00	0.00	0	\$0.00	\$0.00	\$7,238.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,164.55
Sandhills 8th Addition	2	6	0	1.00	3.31	3.31	3.31	3.31	0.00	0.00	3.31	14	\$38,800.09	\$36,145.15	\$0.00	\$125,339.91	\$229,679.74	\$0.00	\$17,446.12	\$38,886.96	\$486,497.98
Sandhills 8th Addition	2	7	0	0.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Based on Assessment Total					127.59	41.83	47.21	39.26	10.47	13.94	39.78	182	\$466,506.00	\$428,967.18	\$29,520.15	\$1,584,845.33	\$2,763,918.10	\$80,559.98	\$209,760.31	\$554,922.95	\$6,119,000.00

Local Sewer	\$466,506.00
Local Water	\$428,967.18
NE Water Main	\$29,520.15
Storm	\$1,584,845.33
Local Street	\$2,763,918.10
Temporary Access Road	\$80,559.98
Local Street Lighting	\$209,760.31
Pond	\$554,922.95
Total Assessment	\$6,119,000.00

Local Sewer Cost per SF	\$0.27
Local Water Cost per SF	\$0.25
NE Water Main Cost per SF	\$0.06
Storm Cost per SF	\$0.87
Local Street Cost per SF	\$1.60
Temporary Access Road	\$0.13
Local Street Lighting Cost per SF	\$0.12
Pond Cost per SF	\$0.27

Color Legend
Unassessable Parcel
Adjusted Number of Units
Adjusted Area for Pond Storage / Multi-use Path
Adjusted Front Footage