CHARLOTTE COUNTY CLERK OF CIRCUIT COURT OR BOOK: 4224 PAGE 145 PAGE: 1 OF 98 INSTR # 2541842 Doc Type: RESO Recorded: 7/31/2017 at 8:20 AM Rec. Fee: RECORDING \$834 50 Cashier By: CRYSTALH

INCREMENT 1

DRI INCREMENTAL DEVELOPMENT ORDER

BOARD OF COUNTY COMMISSIONERS CHARLOTTE COUNTY, FLORIDA

AMENDED July 25 2017

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1	RESOLUTION NO. 2017- <u>188</u>
2 3 4 5	AN AMENDMENT AND RECODIFICATION OF AN INCREMENTAL DEVELOPMENT ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA FOR INCREMENT 1 OF THE BABCOCK RANCH COMMUNITY (CHARLOTTE COUNTY), A MASTER DEVELOPMENT OF REGIONAL IMPACT.
6	WHEREAS, on January 16, 2009 Babcock Property Holdings, LLC ("Developer"),
7	in accordance with Subsections 380.06(6) and (21), Florida Statutes, filed an Application
8	for Incremental Development Approval ("AIDA") known as the Babcock Ranch
9	Community, Increment 1 (hereinafter "BRC Increment 1" or "Increment 1") with Charlotte
10	County, Florida ("County") and the Southwest Florida Regional Planning Council
11	("SWFRPC"); and
12	WHEREAS, on December 13, 2007, the Board approved and adopted the Babcock
13	Ranch Community Master Development of Regional Impact Master DRI Development
14	Order under Resolution 2007-196, as subsequently amended on June 17, 2008 by
15	Resolution 2008-063; on December 15, 2009 by Resolution 2009-283; on December 13,
16	2011 by Resolution 2011-485; and on April 24, 2012 by Resolution 2012-024 ("MDO");
17	and
18	WHEREAS, on December 15, 2009, the Board of County Commissioners of
19	Charlotte County, Florida ("Board") approved and adopted the Babcock Ranch
20	Community Increment 1 DRI Incremental Development Order under Resolution 2009-
21	284, as subsequently amended on December 14, 2010 by Resolution 2010-112; on April
22	24, 2012 by Resolution 2012-024; and on June 11, 2013 by; Resolution 2013-033; on
23	April 24, 2012 by Resolution 2012-024; and on January 28 2014 by Resolution 2014-
24	048; and on- March 22, 2016 by Resolution 2016-034 ("IDO"); and

i	WHEREAS, the Developer has timely notified the County of the extension of the
2	phase, expiration and buildout dates for the IDO, as well as the associated mitigation
3	requirements under Section 73, Chapter 2011-139, Laws of Florida, and in accordance
۷	with Section 252.363, Florida Statutes, so that all phase, expiration and buildout dates,
5	as well as associated mitigation dates contained within the IDO were cumulatively
ϵ	extended as hereinafter provided; and
7	WHEREAS, all of the agreements, studies, reports and other documents
8	referenced in this IDO shall be kept on file with Charlotte Countythe SWFRPC; and
g	WHEREAS, the Board, as the governing body of the unincorporated area of
10	Charlotte County having jurisdiction pursuant to Section 380.06, Florida Statutes, is
11	authorized and empowered to consider the Notice of Proposed Change ("NOPC") for the
12	2 BRC Increment 1; and
13	WHEREAS, the public notice requirements of Section 380.06, Florida Statutes,
14	and the Charlotte County Land Development Regulations ("LDR"), which includes the
15	County's Zoning Ordinance, have been satisfied for the NOPC; and
16	WHEREAS, the Charlotte County Planning and Zoning Board has reviewed and
17	considered the report and recommendations of the SWFRPC and held a public hearing
18	to consider the NOPC on December 9, 2013 June 12, 2017; and
19	WHEREAS, the issuance of a development order pursuant to Section 380.06,
20	Florida Statutes, does not constitute a waiver of any powers or rights of County regarding
21	the issuance of other development permits consistent herewith; and
22	WHEREAS, on January 28, 2014July 25, 2017 the
23	Board, at a public hearing in accordance with Section 380.06, Florida Statutes, having

- considered the NOPC submitted by Developer, the NOPC sufficiency questions from
- 2 reviewing agencies and Developer's responses thereto, the report and recommendations
- of the SWFRPC, the documentary and oral evidence presented at the hearing before the
- 4 Board, the report and recommendations of the Charlotte County Planning and Zoning
- 5 Board, and the recommendations of County staff, makes the Findings of Fact and
- 6 Conclusions of Law set forth below.
- NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
- 8 COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA THAT:

9 RECITALS

- The recitals set forth above are true and correct and are incorporated herein and
- 11 made a part hereof.

12 FINDINGS OF FACT AND CONCLUSIONS OF LAW

- 13 1. The real property constituting Increment 1 which is the subject of the NOPC,
- consists of approximately 4047.984,085.22 acres, and is legally described as set forth in
- 15 Exhibit A attached hereto and made a part hereof ("Property" or "Community").
- 16 2. The NOPC is consistent with Subsections 380.06(6) and (21), Florida Statutes.
- 17 3. The NOPC is consistent with the MDO, which is incorporated herein by reference.
- 18 4. The Developer submitted to the County an NOPC in on March 29, 2013 August 3,
- 19 2016 and responses to sufficiency questions on October 16, 2013
- 20 April 28, 2017——. The application was deemed sufficient by the SWFRPC on October
- 21 28, 2013 May 4, 2017. The representations and commitments of Developer made in
- those documents which are made conditions of this IDO are identified and set forth herein.
- 23 5. The Developer proposes to develop Increment 1 in accordance with the Babcock
- 24 Master Concept Plan (Map H through H-4, collectively referred to herein as Map H)

- attached hereto as Exhibits B-1 through B-4 and made a part hereof. Map H constitutes
- 2 a portion of the revised Master Plan for the Babcock Ranch Overlay District in the
- 3 Charlotte County 2050 Comprehensive Plan ("Comprehensive Plan"). The development
- 4 program for Increment 1 authorized by this IDO, consisting of two-one phases, is as
- 5 follows ("Development Program"), subject to the limitations contained herein:
- 6 (i) 2,50023,000 residential dwelling units (1,2500 single family units and 1,0001,5800 multi-family units),
- 8 (ii) <u>126,00050,000</u> square feet of retail,
- 9 (iii) 322,500155,000 square feet of office (general office; medical office; and civic, community, and miscellaneous public facilities),
- 11 (iv) 100 hotel-rooms,
- 12 (v) 90,000 square feet of industrial,
- 13 (iv) 18 hole golf course

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- (vi)(v) Ancillary facilities such as the educational service center, schools, and university research facilities as identified in Exhibit B of the MDO, libraries, places of worship, regional and community park sites, and the necessary utility infrastructure including, but not limited to, water, wastewater and reuse water systems, electric, telephone and cable systems will not be attributed to the development components set forth above, and will not count towards the maximum thresholds of development as established in this IDO.
- (vii)(vi)All other ancillary facilities, together with the development components set forth above (excluding vi) shall not exceed the maximum thresholds

established in this IDO, subject to the use of the Equivalency Matrix

contained in Exhibit C.

3 (viii)(vii) Temporary housing for construction workers and their families will not count against the residential dwelling units allowed herein.

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- As set forth in more detail in Section 4 below, from a transportation perspective, only Babcock Ranch Community Increment 1—Phase 1 ("Increment 1—Phase 1") is approved by this IDO. Only the residential and non-residential development shown on Exhibit E for Increment 1 Phase 1 is authorized by this IDO. However, site related preparation and improvements for Increment 1-Phase 1 and Increment 1-Phase 2 are allowed, such as clearing, grading, infrastructure, water management, mitigation, environmental restoration and landscaping. An update of the Master Traffic Study was conducted and approved in accordance with the MDO. Additional units and square footage will be added to the development program in the future through the filing of a NOPC to this increment.
- 14 6. The development is not in an area designated as an Area of Critical State Concern
 15 pursuant to the Provisions of Section 380.05, Florida Statutes, as amended.
- 7. The development of Increment 1 is consistent with the current land development regulations and the <u>Charlotte 2050 Comprehensive Plan-of-County ("Comprehensive Plan")</u>, -adopted pursuant to Chapter 163, Part II, Florida Statutes. Further, it is orderly, maximizes efficiency of infrastructure, and provides for specific infrastructure improvements needed to meet prescribed levels of service.
- 21 8. The Increment 1 development as approved herein is consistent with the State 22 Comprehensive Plan.

- 1 9. The mitigation provided for Increment 1 development is consistent with the
- 2 requirements of section 163.3180(12), F.S.
- 3 10. The NOPC for Increment 1 of the Babcock Ranch Community DRI is hereby
- 4 approved, subject to compliance with the conditions contained in this IDO.

5 CONDITIONS

6 1. GROSS RESIDENTIAL DENSITY CONDITION AND DEVELOPMENT

PROGRAM

- 8 A. Representations and Commitments as Conditions.
- 9 (1) As provided in the Charlotte 2050 Comprehensive Plan, and Master
- 10 <u>Development Order (MDO), aAt buildout, net densities in the development pods will range</u>
- 11 from 3 be permitted up to 16 units per acre in Vvillages, and up to from 3 to 24 units per
- 12 acre in the <u>Ttown Ceenter</u>.
- 13 (2) The Development Program is approved and may be adjusted by Developer
- in accordance with the equivalency matrix attached hereto, and incorporated herein, as
- 15 Exhibit C. The maximum and minimum limits of development within each category for
- 16 Increment 1 shall be subject to the Substantial Deviation criteria set forth in Subsection
- 17 380.06(19), Florida Statutes.
- 18 (3) The Updated Summary of Land Dedication & Facilities Construction for
- 19 Increment 1 is attached hereto as Exhibit D and updates a portion of Exhibit D of the
- 20 MDO.
- 21 (4) The amount of non-residential development which may be constructed by
- the end of Increment 1 relative to the cumulative number of residential units which have
- been, or are projected to be, developed in Increment 1 shall be 10,000 square feet. The
- intent is that non-residential uses be allowed to serve the occupancy of dwelling units.

1	(5) Development within Increment 1 shall be in two phases in accordance with
2	Exhibit E. Phase 1 shall be year 2010 through 2021, and Phase 2 from 2015 through
3	2026. Any development not completed in the Phase 1 may be completed in Phase 2.

- (6) Current uses within Increment 1 may continue to operate until such time said use is permanently replaced with a use approved herein. Current uses within Increment 1 include, but are not limited to, cattle grazing and agricultural uses, mining and ecotourism uses. Permits for existing uses can be renewed or modified as an allowed use until said use is permanently replaced by a use approved herein.
- (7) Increment 1 is approved for all conditions herein, with the exception of Transportation impacts, which are approved only for Increment 1-Phase 1, as provided for in Condition 4(A)(1) herein.

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- 2 A. Representations and Commitments as Conditions. None.
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3. STORMWATER MANAGEMENT, WATER QUALITY, AND FLOOD PLAINS

- 2 A. Representations and Commitments as Conditions.
- The Master Drainage Plan for Increment 1 is attached hereto as Exhibit F.
- The design of the Increment 1 surface water management system will comply with the "Stormwater Plan" outlined in Subsection A and B in Condition 4 of the MDO.
- Developer shall submit the results from monitoring the existing ground and surface water quality conditions on and abutting Increment 1 with the applicable Biennial Report in accordance with Condition 13 herein.
 - (4) When available, Developer shall identify any changes including duration, frequency and seasonality, in timing or pattern of water flows, and between pre- and post-development conditions as part of the applicable Biennial Report in accordance with Condition 13 herein.
 - (5) Development of Increment 1 includes conveyance features located outside the Increment 1 boundaries that convey stormwater runoff. Examples of conveyance features include, but are not limited to, swales, ditches, canals and overland flow. Some improvements to these conveyance features will be made as part of Increment 1.
 - (6) The stormwater management system shall be that system as permitted by the South Florida Water Management District ("SFWMD") Individual Environmental Resource Permit No. 08-00004-S-05 and the Florida Department of Environmental Protection ("FDEP") Individual Environmental Resource Permit No. 0184047-005 ("ERP").

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4. TRANSPORTATION

A. Representations and Commitments as Conditions.

and landscaping are allowed.

3 (1) Increment 1-Phase 1.

4 5 From a transportation perspective, only Babcock Ranch Community 6 Increment 1-Phase 1 ("Increment 1-Phase 1") is approved by this IDO. Due 7 to the limited development of Increment 1-Phase 1 and its build-out date of 8 March 4, 2021, the traffic analysis that has been conducted by the 9 Developer, Florida Department of Transportation (FDOT), County and Lee 10 County is sufficient. Only the residential and non-residential development 11 shown on Exhibit E for Increment 1- Phase 1 is authorized by this IDO. 12 However, site related preparation and improvements for Increment 1-Phase 13 1 and Increment 1-Phase 2 are allowed, such as clearing, grading, 14 infrastructure, water management, mitigation, environmental restoration

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(1) Increment 1.

a. Developer shall be fully responsible for the required site-related roadway and intersection improvements associated with Increment 1_— Phase 1_as set forth herein. Site-related improvements include, but are not limited to, the following: site driveways and roads; median cuts made necessary by those driveways or roads; right-turn, left-turn, and deceleration or acceleration lanes leading to or from those driveways or roads; traffic control measures for those driveways or roads; and roads or intersection

1	improvements whose primary purpose at the time of construction is to
2	provide access to the development. The specific site-related improvements
3	shall be subject to review and approval under the Site Plan Review process
4	as provided in Section 3-9-5.1 of the Code of Laws and Ordinances of
5	Charlotte County, Florida ("Code"), and coordination with FDOT. The site-
6	related improvements are as follows:
7 8 9 10 11 12 13 14	a. SR 31 and South Town Center Project Entrance (DD) - Add NB Left-Turn LaneAdd NB Right-Turn Lane - Add SB Left-Turn Lane - Add SB Right-Turn Lane - Add WB Left-Turn Lane - Add WB Thru/Right-Turn Lane - Signal, If and When Warranted - Traffic Monitoring
16 17 18 19 20 21 22 23 24 25 26	 b. SR 31 and Horseshoe Road/Project Entrance (CC) Add NB Left-Turn Lane (Completed) Add SB Left-Turn Lane (Completed) Add SB Right-Turn Lane Add SB Right-Turn Lane Add WB Left-Turn Lane (Completed) Reconfigure WB - Thru/Right-Turn Lane (Completed) Signal, If and When Warranted Traffic Monitoring
27 28 29 30 31 32 33 34 35 36 37 38 39 40	c. SR 31 and Cook Brown Road/Project Entrance (BB) - Add NB Right-Turn Lane - Add SB Left-Turn Lane - Add WB Left-Turn Lane - Reconfigure WB Thru/Right-Turn Lane - Signal, If and When Warranted - Traffic Monitoring d. SR 31 and North Project Entrance - Add NB Right-Turn Lane - Add SB Left-Turn Lane - Add WB Left-Turn/Right-Turn Lane - Signal, If and When WarrantedTraffic Monitoring

1 2		
3 4		Construction of ingress and egress driveways, as necessary along SR 31.
5 6	b.	e. The off-site traffic impacts of Increment 1-Phase 1, through
7	;	2021 <u>2026,</u> as estimated by the AIDA traffic analysis are identified in Exhibi
8		J, which is attached hereto and incorporated herein by reference. These
9		off-site traffic impacts have been accepted by FDOT, County, Lee County
10		Department of Economic Opportunity, Division of Community Developmen
11		("DEO"), and the SWFRPC, as the impacts resulting from Increment 1-
12		Phase 1.
13		1. The mutually agreed upon There are no significant and
14		adversely impacted roadways-and the identified improvements fo
15		Increment 1—Phase 1 that are not "transportation deficient" pe
16		Chapter 163.3180(5)(h)4., F.S. Therefore, there are no identified
17		road segment improvements for Increment 1.÷
18 19		a. SR 31 from SR 78 to North River Road Widen from 2 to 4 lanes
20		2. The mutually agreed upon significantly and adversely
22		impacted intersections, that are not transportation deficient, and the
23		identified improvements for Increment 1—Phase 1_are:

1	<u>a. SR 80 and SR 31</u>
2	 Convert NB Left-Turn/Thru Lane to Thru Lane
3	 Add NB Thru Lane
4	 Channelize NB Right-Turn Lane
5	 Channelize SB Right-Turn Lane
6	 Add EB Left-Turn Lane
7	 Add WB Left-Turn Lane
8	
9	b. SR 31 and SR 78
10	 Add NB Thru Lane
11	 Add SB Thru Lane
12	
13	c. SR 31 and North River Road
14	 Add SB Right-Turn Lane
15	 Add EB Left-Turn Lane
16	 Add EB Right-Turn Lane
17	 Add WB Left-Turn Lane
18	 Add WB Right-Turn Lane
19	 Signalization, if and when warranted
20	
21	d. SR 80 and Tropic Avenue
22	 Add NB Right-Turn Lane
23	 Add SB Right-Turn Lane
24	a. SR 31 and SR 80
25	 Add Second Southbound Left-Turn Lane
26	 Add Second Eastbound Left-Turn Lane
27	 Signal Retiming
28	
29	b. SR 31 and SR 78
30	 Add Second Eastbound Left-Turn Lane
31	- Signal Retiming
32	
33	c. SR 31 and North River Road
34	 Add Westbound Left-Turn Lane
35	 Signalization, If and When Warranted
36	
37	The Increment 1_ Phase 1 proportionate share of the improvements,
38	as shown on Exhibit K, has been calculated consistent with F.S.
39	163.3180 (12)(a) and Rule 9J-2.045, F.A.C 73C-40.045, F.A.C. The
	1. Carphan Annound and Carphan Colors to the Colors of the Colors of the Carphan Colors
40	Increment 1—Phase 1 proportionate share calculation was based on
41	4.450.4.400 mm month have two ways automod friend and 4.000.4.477
41	1,156-1,488 pm peak hour two-way external trips and 1,032-1,477

pm peak hour two-way net new trips established by the AIDA traffic analysis. The calculated proportionate share for Increment 1-Phase 1 is \$_1,756,0003,368,100 based upon the proportionate share percentages for each improvement as shown on Exhibit K. The proportionate share percentages have been accepted by FDOT, County, Lee County, DEO, and the SWFRPC for Increment 1-Phase 1, recognizing that the actual costs may increase or decrease based upon the final actual costs of the agreed upon improvements.

3. a. The Increment 1—Phase 1 agreed upon mitigation of the significantly and adversely impacted roadways and intersection improvements identified in Condition 4(A) (1) c.1(1).b.1. and 2., accepted by FDOT, County, Lee County, DEO, and SWFRPC, shall be the following schedule of listed improvements and date-certain payment provisions:

Reference #	Item	Total Cost	Anticipated Start Date ⁽³⁾
1	Off-site Intersections		
	a. SR 80 and SR 31 - Convert NB Left- Turn/Thru Lane to Thru Lane - Add NB Thru Lane - Channelize NB Right-Turn Lane - Channelize SB Right-Turn Lane - Add EB Left-Turn Lane - Add WB Left-Turn Lane	\$ 1,434,000 \$243,000	Monitoring ⁽¹⁾
	b. SR 31 and SR 78 - Add NB Thru Lane - Add SB Thru Lane	<u>\$ 2,380,000</u>	Monitoring ⁽¹⁾
	c. SR 31 and North River Road - Add SB Right-Turn Lane - Add EB Left-Turn Lane - Add EB Right-Turn Lane - Add WB Left-Turn Lane - Add WB Right-Turn Lane Signalization, if and when warranted	<u>\$ 1,451,000</u>	Monitoring ⁽¹⁾
	d. SR 80 and Tropic Avenue - Add NB Right-Turn Lane Add SB Right-Turn Lane	<u>\$568,000</u>	Monitoring ⁽¹⁾
	Sub-Total Intersection Improvements: a SR31 and SR80	<u>\$5,833,000</u>	
2	SR 31 Widening to 4 Lanes from SR 78 to North River Road • Cause to have Provide funding to the FDOT to prepared Project Development and	\$260,000 \$1,000,000———	Initiated⁽²⁾ Completed ⁽⁵⁾
	Environment Study or State Environmental Impact Report of SR_31 from SR_78 to North River Road Cause to prepare State	\$774,000 \$980,000	2012 2014
	Environmental Impact Report		

	of SR 31 from SR 78 to North River Road (CR 78) Prepare State Environmental Impact Report of SR 31 from North River Road (CR 78) to Cook Brown Road. Prepare Preliminary Engineering Plans for SR 31 from SR78 to North River Road Undertake Right of Way Acquisition for SR 31 from SR78 to North River Road Construct Interim Intersection Improvements: SR 31 and SR 78 Construct 4 Lane Improvement for SR 31 from SR78 to North River Road	\$521,000 \$126,000 \$5,935,000	Monitoring ⁽¹⁾ Monitoring ⁽¹⁾ 2015
3	SR_31 Traffic Count Stations	\$ <u>2</u> 400,000	2011 2017 ⁽⁴⁾
	TOTAL	\$8,939,000 \$7,033,000	

- (1) Start date as required per Condition 4(A)-(1) c.(4)(a)(1)b.(4)(a).
- These tasks have been initiated early by Developer to facilitate completion of required (2) improvements. [Footnote intentionally left blank]
- (3) Dates are anticipated and subject to adjustment by Developer and FDOT without a need to amend this development order. Start dates, as well as the associated mitigation requirements, contained within the IDO are subject to extension under Section 252.363, Florida Statutes.
- Traffic Count Stations to be installed at project entrances, when built, no later than January 31. (4) 2018.
- These tasks have been mitigated by Developer to facilitate completion of required (5) improvements from prior traffic assessment but those requirements are no longer warranted based on current traffic assessment. The paid mitigation is creditable towards future assessments.

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- b. If and when requested by County, the Developer shall also make certain intersection improvements at SR 31 and CR 74, to extend the Northbound to Westbound Left Turn Lane, at an estimated cost of \$100,000, and as set forth in more detail in Section 4.d. below.
- 4. After the effective date of this IDO, the Developer shall:
 - a. Initiate the intersection improvements (Reference #1 aboveTransportation Condition 4.A(1).b.(3).(a)) no later than 90 days after the monitoring report indicates that the Project is generating at least 300 pm peak hour, two-way external trips and the intersection is projected to operate below the adopted level of service standard within 12 months. If these improvements are not initiated within the above time period, no building permits beyond these limitations can be issued until these improvements are initiated.
 - b. Initiate the <u>below</u> improvements of SR 31 to eventually (<u>during the full development of Babcock Ranch</u>) result in the four-laning for SR 31 from <u>SR 78 to North River Road SR 78 to Cook Brown Road</u> (Reference #2 above <u>and i-ii below</u>). The improvements will consist of the following:
 - i) Coordinate with FDOT to fund, continue and complete

 Provide funding to the FDOT up to a total of \$1,000,000 to

1	facilitate the preparation of the Project Development and
2	Environment Study (PD&E) and/or State Environmenta
3	Impact Report (SEIR) for SR31 from at least SR78 to North
4	River Road SR 78 to North River Road. This funding will
5	be used by the FDOT to: one, prepare a complete PD&E
6	Study or SEIR Study of SR 31 from SR 78 to North River
7	Road, and two, assist in the funding of a PD&E Study or
8	SEIR Study of SR 31 from SR 78 to SR 80. This funding
9	has been provided to the FDOT.
10	ii) Coordinate with FDOT to undertake the Preliminary
11	Engineering for the SR31 roadway widening from at least
12	SR 78 to North River Road.
13	ii) Coordinate with FDOT to fund, continue and complete the
14	Project Development and Environment Study (PD&E) or
15	State Environmental Impact Report (SEIR) for SR 31 from
16	North River Road to Cook Brown Road.
17	iii) Coordinate acquisition and funding with either the
18	Babcock Ranch Community Independent Special District,
19	County, Lee County, or FDOT to assemble necessary
20	right-of-way.
21	iv) Coordinate with FDOT to construct the four-lane
22	improvement. As identified in Condition 4(A)(1)c.3 above
23	it is anticipated that the PD&E study or SEIR, the

preliminary engineering, and the right-of-way acquisition will occur through 2014. Construction of the widening improvement is anticipated to commence in 2015. Of note, the interim intersection improvements may provide additional capacity to the roadway to maintain the roadway level of service standards, subject to biennial monitoring and confirmation after construction of the interim intersection improvements. [NOTE: Dates contained within the IDO, as well as the associated mitigation requirements, are subject to extension in accordance with Section 252.363, Florida Statutes.]

- v) Coordinate with FDOT to construct interim intersection improvements at SR 31 and North River Road and at SR 31 and SR 78. Intersection improvements are to be initiated no later than 90 days after the monitoring report indicates that the Project is generating at least 300 pm peak hour, two way external trips.
- c. Install permanent traffic count stations at the Project's access points off SR 31 at the time of constructing the access points and up to <u>fourtwo</u> permanent traffic count stations along SR_31, north and south of the proposed permanent entrances to the Community <u>in-no later than January 31, 2018 2011</u>. Final location of the count stations

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will be coordinated with County (Reference #3 above). [NOTE: Dates contained within the IDO, as well as the associated mitigation requirements, are subject to extension in accordance with Section 252.363, Florida Statutes.]

- d. If and when requested by County the Developer will provide for the extension of the northbound SR_31 left turn lane at CR 74 (Transportation Condition 4.A(1).(b).3.(b)). County will complete the analysis to determine the extent of the improvement and the timing requirement of the improvement.
- 5. FDOT has maintenance authority for SR 31 and the intersection improvements set forth above. Developer shall be responsible for the guaranteed construction of the above improvements, in accordance with the above schedule, and in accordance with the binding and enforceable commitment by the Developer in this IDO, and on the attached Exhibit L to assure construction or improvement of these facilities, pursuant to F.S. 163.3180(12)(a)4. and Rule 9J-2.045(7)(a)1.a.(V) 73C-40.045, F.A.C.
- 6. As the cost of the mitigation by the Developer for Increment 1-Phase 1 exceeds the proportionate share of the impacts from Increment 1-Phase 1 of \$3,368,100-1,756,000 (as adjusted up or

down in accordance with actual costs and based upon the accepted proportionate share percentages shown on Exhibit K), the Developer shall be credited to the overall impact of the Project for the cost of improvements beyond the proportionate share amount as provided in the MDO and applicable law. Developer and County may enter into a Transportation Credit Agreement to further delineate the terms and procedures for implementing credits for identified improvements set forth above in excess of the proportionate share of Increment 1-Phase1. Credit for the cost of additional improvements as set forth above shall be analyzed as part of transportation analysis for Increment 1-Phase 2 or future increments and be included in subsequent incremental development orders.

cd. Satisfaction of the required mitigation in the timeframes as outlined and compliance with the transportation related provisions of this IDO for Increment 1-Phase 1-shall satisfy the road or traffic concurrency requirements of the Charlotte 2050 Comprehensive Plan, LDR, and the Charlotte County Concurrency Management System, through March 4, 2021 December 31, 2026 (the build outbuildout date of Increment 1-Phase 1). If the Developer proposes to extend the build outbuildout date of Increment 1-Phase 1 beyond December 31, 2026, March 4, 2021, the Developer and the review agencies, during the development order amendment process pursuant to Section 380.06(10), Florida Statues, shall re-evaluate the future traffic impact of the development in a manner consistent with the Master Development Order, and shall re-evaluate the

- concurrency status of Increment 1—Phase 1 on all roadway segments <u>and intersections</u>
 listed in Conditions 4(A)(1)c.1(1)b.1. and 2., above.
- de. DEO has determined that SR 31 is a Regionally Significant Roadway as defined in 73C-40.045, F.A.CRule 9J-2.045, F.A.C.
- 5 <u>ef.</u> County, by approving this IDO, has exercised its discretion to accept this mitigation for Increment1-Phase 1.
 - fg. Improvements to the facilities outlined above shall be mitigatedade at the time that a road segment or intersection is expected to operate below the level of service standard adopted in an impacted jurisdiction's Comprehensive Plan. If the road or the intersection operates below the adopted Level of Service, nNo building permits for residential and non-residential development shown on Exhibit E for Increment 1—Phase 4 shall be issued unless the improvements are: a) complete, b) under construction, c) the subject of a clearly identified, executed and recorded local government development agreement consistent with Sec. 163.3220 through 163.3423, F.S., incorporated into the IDO ensuring completion concurrent with impacts; er—d) the subject of a binding commitment ensuring completion concurrent with impacts, incorporated into the IDO or e) the DRI's proportionate share mitigation may be pipelined into specific improvements as deemed necessary and mutually agreed upon between FDOT and the developer.

(2) Increment 1-Phase 2

a. Increment 1-Phase 2 transportation impacts and mitigation shall be addressed through an NOPC. All other conditions, other than Transportation, have been fully addressed for the entire Increment 1, so that the NOPC need only address

1	Transportation issues, unless the Developer wishes to make other changes to the
2	Development Program which necessitates a review of the other conditions.
3	(3) (2) The Master Internal Circulation Plan for Increment 1 is attached
4	hereto as Exhibit G.
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5. VEGETATION, WILDLIFE, AND WETLANDS

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- 2 A. Representations and Commitments as Conditions.
- No additional species have been documented within Increment 1 over those identified in the MDO.
- Development within Increment 1 shall comply with the threatened and endangered management plan ("T&E Plan") provided for in the Conceptual ERP and United States Army Corps of Engineers Permit SAJ 2006-6656 (IP-MJD) ("ACOEP").
- 8 (3) Development within Increment 1 shall comply with the mitigation 9 requirements provided for in the ERP and ACOEP.
 - (4) Mitigation for wetlands and listed species within the Increment 1 boundary may occur outside the Increment 1 boundary in accordance with state and federal permits and the MDO.
 - (5) The approved T&E Plan and approved Mitigation Plan will be provided as part of the first applicable Biennial Report to the County, the SWFRPC and the DEO in accordance with Condition 13 herein. The Biennial Report shall also contain copies of any conservation easements that have been recorded relative to Increment 1 that were not provided in a previously submitted Biennial Report.
- 18 (6) Developer shall provide a copy of the Prescribed Fire Plan once completed 19 as part of the applicable Biennial Report in accordance with Condition 13 herein.
- 20 (7) An updated Greenway Map for Increment 1 is attached hereto as Exhibit
 21 H1 and Exhibit H2. Developer shall comply with the Babcock Ranch Community
 22 Charlotte County Greenways Management Plan, a copy of which was provided to County
 23 and is on file with the SWFRPC.

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6. WASTEWATER MANAGEMENT AND WATER SUPPLY

2 A. <u>Representations and Commitments as Conditions.</u>

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- The updated Primary Utility Corridor map for Increment 1 is attached hereto as Exhibit I.
- 5 (2) The source of raw water for potable service within Increment 1 will be 6 groundwater. MSKP Town and Country Utility, LLC or its successors and assigns will 7 provide water service for Increment 1.
- 8 (3) MSKP Town and Country Utility, LLC or its successors and assigns will 9 provide wastewater service for Increment 1.
 - (4) A centralized wastewater treatment system, in the form of package plants, shall be limited to 1.5 MGD (not including wWastewater treatment options which will be employed in the North Babcock Area) may include decentralized facilities.
 - (5) On-site wastewater treatment system(s) may be used permanently within the Increment 1 North Area.
 - (6) Agricultural activities within the Increment 1 North Area will continue to use the existing agricultural wells. An agricultural well may be converted or a new potable well established for non-agricultural activities within the Increment 1 North Area.
 - as needed into an irrigation system which will include residential, commercial, median and other green areas. After storage has been maximized, excess effluent will be disposed of consistent with Florida Department of Environmental Protection permitting. Irrigation systems will use best management practices to minimize overspray onto impervious systems that could lead to the stormwater management system.

1	(8) MSKP Town and Country UtilityBabcock Ranch Irrigation, LLC, or its
2	successors and assigns, will provide reclaimed water service for Increment 1.
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1	7.	ED	UC	AT	ION
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2	Α.	Representations and Commitments as	Conditions.

- 3 (1) The Developer shall comply with the School Site Dedication Agreement.
- 4 Delivery of the school site(s) as set forth on the schedule in Exhibit "D" may be revised
- 5 by agreement of Developer and the Charlotte County School Board.
- 6 (2) The Developer shall comply with the Charlotte County Public School
 7 Facilities Element of the <u>Charlotte 2050 Comprehensive Plan regarding the process for</u>
 8 school concurrency management, review and approval, and with Article XIV of the
 9 Charlotte County Land Development Code, Concurrency Management regulations.
- 10 (3) Age-restricted communities will not be subject to school concurrency
 11 requirements.
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8. POLICE AND FIRE

- 2 A. <u>Representations and Commitments as Conditions.</u>
- The specifications for (1) Horton EMS Transport Vehicle were submitted as

 part of the AIDA for Increment 1. One (1) such vehicle shall be provided in accordance

 with Exhibit D. Specifications for a Freightliner M2 AEV Type I Ambulance, as referenced

 in the attached letter, Exhibit D-1, are on file with Charlotte County EMS. One (1) such

 vehicle, or alternative, as agreed to with the County, shall be provided in accordance with

 Exhibit D. The housing of that vehicle will be the responsibility of County.
 - trailer at least 24 feet in width and 60 feet in overall length as the first Sheriff's Sub-Station_next to the existing fire station located on SR 31 which will utilize the utilities serving the existing fire station. Said trailer shall be made available to the Sheriff the later of the issuance of the first residential Certificate of Occupancy or upon written request by the Sheriff, by the issuance of the first residential Certificate of Occupancy_and will be terminated_removed_upon the opening of the combined fire/Sheriff's facility in a future increment.
 - (3) All law enforcement, fire, and EMS impact fees collected from the Development (not including any interest earned by County) shall be provided to District and/or Developer in the form of reimbursements as set forth in the Impact Fee Agreement.
 - (4) Fire protection may be served by appropriately pressurized irrigation water.

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1 9. SOLID/HAZARDOUS/MEDICAL WASTE

- 2 A. Solid waste in Increment 1 will be collected by the Babcock Ranch Community
- 3 Independent Special District (ISD). Increment 1 is not intended to be part of the County's
- 4 Sanitation District, however, solid waste will be sent to the Charlotte County Landfill.

9. OPEN SPACE AND PARKS

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- 2 A. <u>Representations and Commitments as Conditions.</u>
- 3 (1) Renewable energy resource facilities and systems shall be allowed 4 throughout Increment 1. If constructed within Active Greenways, such facilities shall not 5 count as open space.
- 6 (2) Park sites shall be conveyed with exotic plants removed and infrastructure 7 provided as set forth in Exhibit D.
 - (3) District or Developer shall prepare the master plan(s) for the permanent park site(s) required within Increment 1 in consultation with County and at no cost to the County. The County may participate with the design team in development of the master plan(s). County shall enter into an agreement with Developer or District regarding the development and operation of parks prior to the 500th residential Certificate of Occupancy ("C/O") being issued within Increment 1.
 - (4) General agricultural operations may be conducted throughout Increment 1 in accordance with the <u>Charlotte 2050 Comprehensive Plan and the LDR.</u>
- 16 (5) All parks and library impact fees collected from the Development within
 17 Increment 1 shall be provided to District and/or Developer in accordance with the Impact
 18 Fee Agreement.
- 19 (6) Common recreational areas and common open spaces within Increment 1, 20 if any, will be maintained by a property owner's association, the District, or a Chapter 190 21 Community Development District.
- 22 (7) Some recreation and parks may be provided as temporary uses in 23 Increment 1 that might be replaced by future development as other facilities are provided.

1	(8) Mini parks shall be provided at a minimum of one-half (.5) acre per one-
2	thousand population and neighborhood parks shall be provided at a minimum of one and
3	one-half (1.5) acre per one-thousand population within Increment 1.
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ı	10. <u>E</u>	NER	<u>GY</u>
2	А	١.	Representations and Commitments as Conditions.
3	(1	1)	A Solar Photovoltaic Electrical Generation Facility and associated facilities,
4	a substa	ation,	an operations and maintenance building, and related appurtenances may
5	be const	tructe	ed throughout Increment 1.
6	(2	2)	One (1) zero energy home shall be constructed within the area comprising
7	Increme	nt 1.	

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11. MINING OPERATIONS

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- A. Representations and Commitments as Conditions.
- 3 (1) The existing mining operations may be continued during development of
- 4 Increment 1, consistent with permitting. As mining operations are phased out, mining
- 5 lakes will be properly reclaimed pursuant to applicable permits.
- 6 REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY

12. CONSISTENCY WITH THE LOCAL COMPREHENSIVE PLAN

2 County has determined that the Increment 1 project is consistent with its <u>Charlotte</u>

3 <u>2050</u> Comprehensive Plan.

13. BIENNIAL REPORTS

The Developer of Increment 1, or its successor(s)-in-title to the undeveloped portions of Increment 1, must submit a biennial report to the County, the SWFRPC and the DEO, on Form RPM-BSP Annual Report – 1. This report must describe the stage of development and the status of compliance with the IDO conditions as of the date of submission and be consistent with the rules of DEO. The first report must be submitted to the DRI Coordinator for SWFRPC, the DEO, and County simultaneous with the next MDO annual report due not sooner than 2 years after approval of this IDO. Further reporting must be submitted not later than once every two years for subsequent calendar years thereafter, simultaneous with the MDO annual reports, until Buildout, whether actual or declared. Failure to comply with this biennial reporting procedure is governed by Subsection 380.06(18), Florida Statutes, which provides for the temporary suspension of the IDO. The Developer of Increment 1 must inform successors-in-title to any undeveloped portion of the real property covered by this IDO of this reporting requirement.

14. CHANGED CONDITIONS

If County, during the course of monitoring the development of Increment 1, can demonstrate that substantial changes in the conditions underlying the approval of this IDO has occurred or that this IDO was based on substantially inaccurate information provided by the Developer, resulting in additional substantial regional impacts, then a substantial deviation shall be deemed to have occurred.

15. COMPLIANCE MONITORING

- The County Administrator, or his or her designee, shall be the local official
- 3 responsible for assuring compliance with the IDO. Monitoring procedures will include
- 4 County's site plan review and code enforcement procedures, and the Biennial Reports.

5 16. EXEMPTION FROM DOWNZONING AND DENSITY/INTENSITY REDUCTION

- 6 Pursuant to Subsection 380.06(15)(c)3, Florida Statutes, this Increment 1 project
- 7 is exempt from down zoning, intensity reduction, or unit density reduction until September
- 8 9May 8, 20432, unless County can demonstrate that substantial changes in the conditions
- 9 underlying the approval of this IDO have occurred or this IDO was based on substantially
- inaccurate information provided by the Developer or that the change is clearly established
- by local government to be essential to the public health, safety, or welfare.

12 17. COMMENCEMENT OF DEVELOPMENT

- Development shall commence in accordance with the deadline(s) established in
- 14 this IDO.

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15 18. PROJECTED BUILDOUT

- Buildout of Increment 1 is projected to occur on or about November 3, March 4,
- 17 2026 ("Buildout Date").

18 19. EXPIRATION DATE

The expiration date for this IDO is March 4November 3, 2033.

20 **20. DEVELOPMENT PERMITS**

- Subsequent requests for development permits within Increment 1 shall not require
- further review pursuant to Section 380.06, Florida Statutes, unless it is found by the
- 23 Board, after due notice and hearing, that one or more of the following items listed in

- 1 Paragraphs A and B is present. Upon such a finding, the Board may take any action
- 2 authorized by Subsection 380.06(19), Florida Statutes, pending issuance of an amended
- 3 development order.
- 4 A. A substantial deviation from the terms or conditions of this IDO, a failure to
- 5 carry out conditions, commitments or mitigation measures to the extent set forth herein
- 6 or consistent with the timing schedules specified herein or substantial deviation from the
- 7 approved development plans which create a reasonable likelihood of additional regional
- 8 impacts or other types of regional impacts which were not previously reviewed by the
- 9 SWFRPC; or

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10 B. An expiration of this IDO as provided herein.

21. GENERAL PROVISIONS

- The approval granted by this IDO is limited. Such approval shall not be construed
- 13 to relieve the Developer of the duty to comply with all other applicable local, state or
- 14 federal permitting regulations.
- 15 A. Developer and County shall work together in a cooperative manner to
- ensure that the necessary applications to County, the issuance of permits and the conduct
- of inspections occur expeditiously and that development is not impeded by unnecessary
- delays associated with such applications, permit issuances, and inspections.
- B. It is understood that any reference herein to any governmental agency shall
- 20 be construed to mean any future entity which may be created or be designated or succeed
- 21 in interest to, or which otherwise possesses any of the powers and duties of, any
- 22 referenced governmental agency in existence on the effective date of this IDO.

- 1 C. Appropriate conditions and commitments contained herein may be 2 assigned to or assumed by District.
- D. If there is a conflict between a provision in this IDO and a provision in the MDO, the provision in this IDO shall prevail for Increment 1. Exhibit D, attached hereto and made a part hereof by reference, is an updated version of Exhibit D to the MDO entitled "Summary of Land Dedication and Facilities Construction" as to the Increment 1 property. Said updated Exhibit D amends Exhibit D to the MDO as to the Increment 1 property.
- 9 E. If there is a conflict between a provision in this IDO and a provision in an 10 ERP, a Consumptive Use Permit ("CUP") or ACOEP, the provision in the ERP, CUP, or 11 ACOEP shall prevail.
- F. In the event that any portion or section of this IDO is determined to be invalid, illegal, or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no manner, affect the remaining portions of this development order which shall remain in full force and effect.
- 16 G. This IDO shall be binding upon the County and the Developer, its assignees or successors-in-interest.

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H. This IDO shall become effective <u>as provided by lawupon NOPC-13-04-11</u>, approved by the Board on January 28, 2014, becoming effective. All dates contained herein are based upon an assumed effective date occurring within 120 days of January 28, 2014. If for any reason the actual effective date occurs beyond the 120 day assumption, all time frames contained herein shall be extended commensurate with the number of days beyond the 120 days it takes for this IDO to become effective.

ı	i. The County shall provide of	ertified copies of this IDO to DEO and th
2	SWFRPC as provided in Subsection 380.0	6(25)(g), Florida Statutes.
3	J. This Resolution shall be reco	rded in the Minutes of the Board.
4	PASSED AND DULY A	ADOPTED this 25th day of July, 2017.
5 6 7 8 9 10 11		BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY FLORIDA: By: William G. Truex, Chairman
12 13 14 15 16 17 18	ATTEST: Roger D. Eaton, Clerk of the Circuit Court and Ex-Officio Clerk to the Board of County Commissioners By: Michael Braudini	_
20 21 22 23 24 25 26 27 28 29	Deputy Clerk	APPROVED AS TO FORM AND LEGAL SUFFICIENCY: By: Janette S. Knowlton, County Attorney LR20170348

1 **EXHIBITS** 2 Exhibit A-1 Increment 1 North Area Babcock Ranch Community Legal Description 3 4 Exhibit A-2 Increment 1 South Area Babcock Ranch Community 5 **Legal Description** 6 Exhibit A-3 Utility Easement Babcock Ranch Community Legal 7 Description 8 Increment 1 – 45.98 Acre Parcel – Babcock Ranch Exhibit A-4 9 Community Exhibit B-1 Babcock Ranch Community Map H Increment 1 10 Master Development Plan 11 12 Exhibit B-2 Babcock Ranch Community Map H-1 Increment 1 13 South Area Master Development Plan 14 Exhibit B-3 Babcock Ranch Community Map H-2 Increment 1 Utility Easement Area Master Development Plan 15 16 Exhibit B-4 Babcock Ranch Community Map H-3 Increment 1 North Area Master Development Plan 17 18 Exhibit B-5 Babcock Ranch Community Map H-4 Increment 1 19 Master Development Plan Fixed and Variable Development Criteria 20 21 Exhibit C Babcock Ranch Community Increment 1 Equivalency 22 Matrix Exhibit D Updated Summary of Land Dedications and Facilities 23 Construction 24 Specifications for one (1) Freightliner M2 AEV Type I 25 Exhibit D1 Ambulance 26 Exhibit E Babcock Ranch Community Increment 1 Parameters 27 28 Exhibit F Increment 1 Master Drainage Plan Exhibit G Increment 1 Master Internal Circulation Plan 29 30 Exhibit H1 Increment 1 South Area Primary Greenway Map and 31 Trails Plan

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2	EXHIBITS, cont.
3 4	Exhibit H2 Increment 1 North Area Primary Greenway Map and Trails Plan
5	Exhibit I Increment 1 Primary Utility Corridor Map
6	EXHIBITS, cont.
7 8 9 10	Exhibit J Increment 1, Phase 1, Future (20 <u>26</u> 14) Traffic Conditions with Project Directional Peak Hour Peak Seasonwith 22% (Daily) Internal Capture Directional Peak Hour, Peak Season
11 12 13	Exhibit K Increment 1, Phase 1, Future (20 <u>26</u> 14) Traffic Conditions with Project Proportionate Share Calculation
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15 16 17	EXHIBIT L IS NOT ATTACHED BUT IS ON FILE AT THE CLERK'S OFFICE AS AN ATTACHMENT TO THE PREVIOUSLY APPROVED RESOLUTION NO. 2014-048

EXHIBIT A-1

Increment 1 North Area Babcock Ranch Community Legal Description

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING OVER A PORTION OF SECTIONS 29, 31, AND 32, TOWNSHIP 41 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; PROCEED NORTH 00'48'42" WEST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 2975.54 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THAT CERTAIN "LESS & EXCEPT PARCEL" AS DESCRIBED IN OFFICIAL RECORDS BOOK 3011, PAGE 2078, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE NORTH 89"11'17" EAST, DEPARTING SAID WEST LINE, AND ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 349.99 FEET TO THE NORTHWEST CORNER OF SAID "LESS & EXCEPT PARCEL"; THENCE CONTINUE NORTH 89"11'17" EAST, ALONG THE NORTH LINE OF SAID "LESS & EXCEPT PARCEL", A DISTANCE OF 3,349.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89'11'17" EAST, ALONG THE NORTH LINE OF SAID "LESS & EXCEPT PARCEL", A DISTANCE OF 2,311.08 FEET TO A POINT ON THE WEST LINE OF SAID "LESS & EXCEPT PARCEL"; THENCE NORTH 00'00'03" WEST, DEPARTING SAID NORTH LINE, AND ALONG SAID WEST LINE, A DISTANCE OF 2,799.32 FEET TO A POINT ON THE NORTH LINE OF SAID 'LESS & EXCEPT PARCEL"; THENCE NORTH 89'59'57" EAST, DEPARTING SAID WEST LINE, AND ALONG SAID NORTH LINE, A DISTANCE OF 2,166.96 FEET; THENCE SOUTH 00'00'03" EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 5,764.83 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN 100-FOOT WIDE ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3011, PAGE 2046, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE NORTH 89'51'41" WEST, ALONG SAID NORTH EASEMENT LINE, A DISTANCE OF 3.037.25 FEET: THENCE NORTH 89°35'41" WEST, CONTINUING ALONG SAID NORTH EASEMENT LINE, A DISTANCE OF 1,440.60 FEET; THENCE NORTH 00'00'03" WEST, DEPARTING SAID NORTH EASEMENT LINE, A DISTANCE OF 2,915.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 442.56 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

THE BEARINGS AND DISTANCES SHOWN ON THIS SKETCH AND DESCRIPTION ARE "GRID" AND BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT.

BEARING BASE:

THE WEST LINE OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 26 EAST, IS TAKEN TO BEAR NORTH 00'48'42" WEST, AND ALL OTHER BEARINGS SHOWN HEREON, ARE RELATIVE THERETO.

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK

■ = SECTION CORNER

THIS IS NOT A SURVEY

© 2009 Boyle Engineering	SECTION CORNER	Υ	THIS IS NOT	A SURVEY
SURVEYOR AND MAPPER'S SIGNATUR 1. UNLESS IF BEARS THE SCHAFURE AND ORIGINAL RAI A FLORIDA-LICENSED SURVEYOR AND MAPPER. THIS MA FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALI 2. NO SEARCH/OF THE PUBLIC RESORDS WAS BEEN M OFFICE. CLINTON H. KNOBLOCH, PROFESSIONAL SURVEYOR & MAPPE STATE OF FLORICA NO. 5053	PROJECT NAME: SKETCH AND DESCRIPTION FOR: INCREMENT I - NORTH PARCEL			
BOYLE ALCOM	Scale: N/A	REVISIONS:		
BOYLE ENGINEERING 3550 S.W. Corporate Parkway	Sheet 1 OF 2	Field Book: N/A	Page: N/A	Field: N/A
Polm City, Florida 34980 7 772.286.3883 F 772.286.3925 BPR & FBPE License No's: 2005 & LB 7622 www.boyle.cecom.com	Computed: CHK Checked: CHK	Date 11/23/09	FILE NO. 60100834LGL01	Project No. 60100834

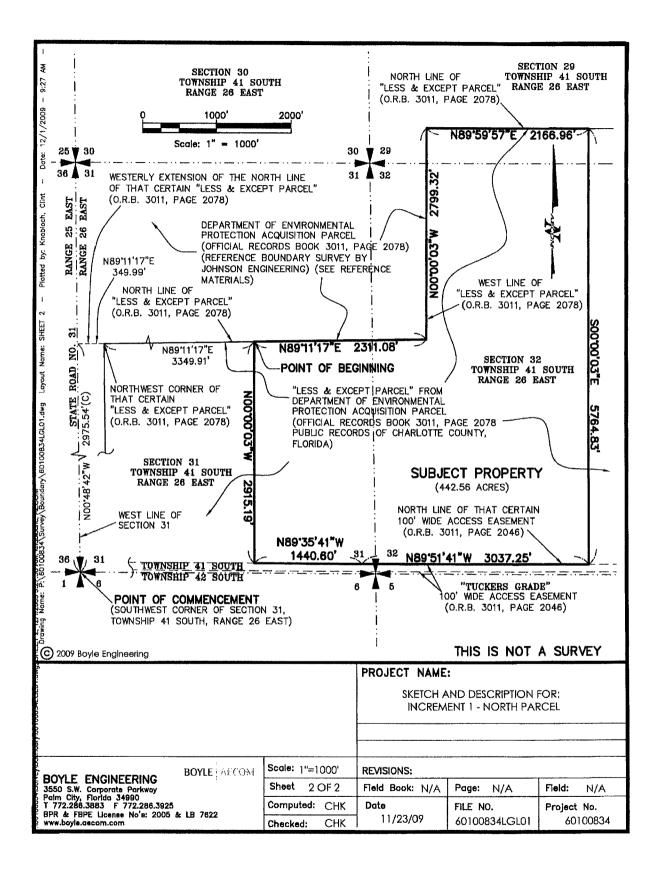
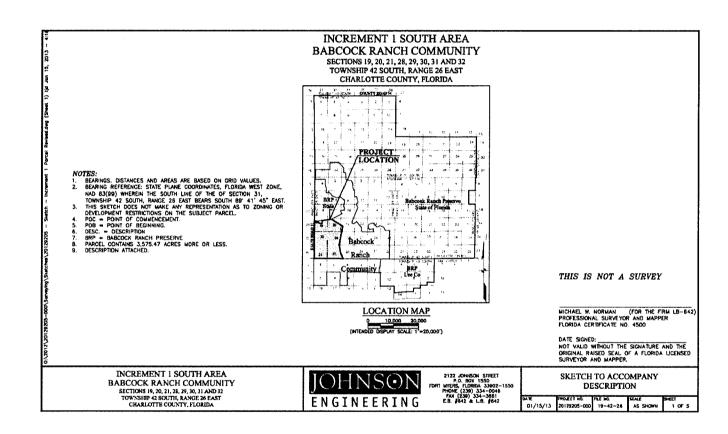
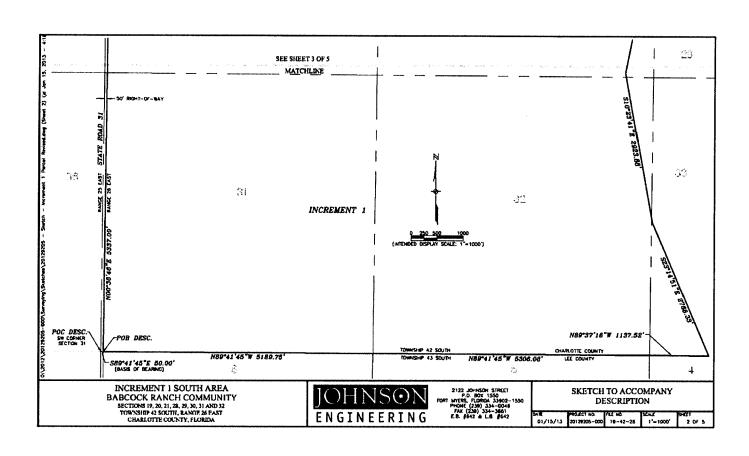
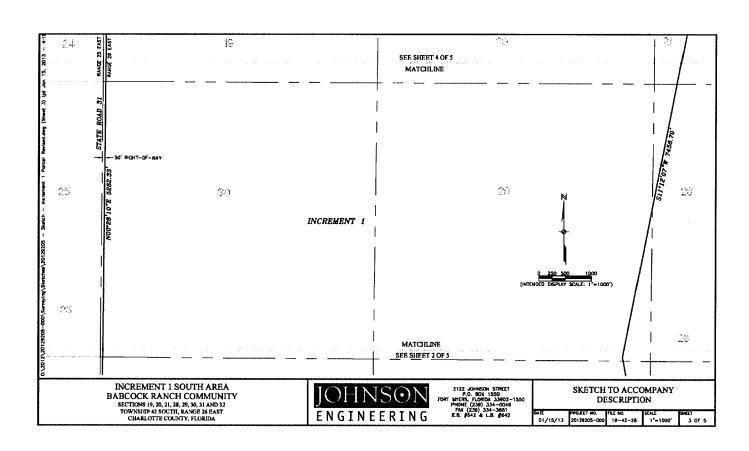


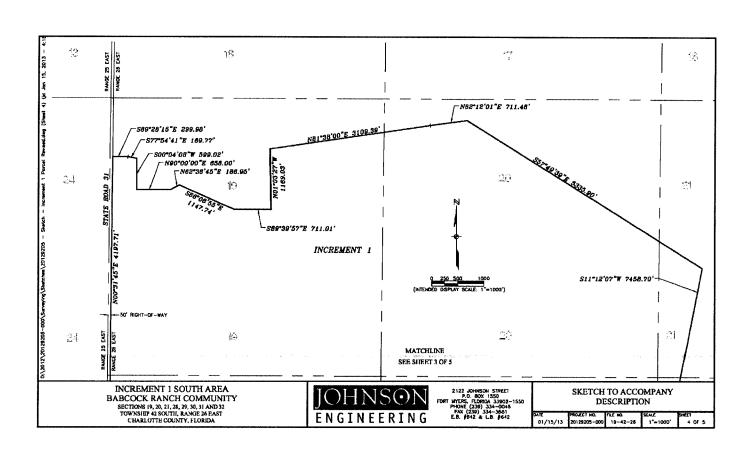
EXHIBIT A-2

Increment 1 South Area Babcock Ranch Community Legal Description









DESCRIPTION

INCREMENT 1 SOUTH AREA BABCOCK RANCH COMMUNITY SECTIONS 19, 20, 21, 28, 29, 30, 31, 32, AND 33 TOWNSHIP 42 SOUTH, RANCE 26 EAST CHARLOTTE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTIONS 19, 20, 21, 28, 29, 30, 31, 32 AND 33, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

ANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31 THENCE SOUTH 89'41'45" EAST ALONG THE SOUTH LINE OF SAID SECTION 31 FOR 50.00 FEET TO AN INTERSECTION WITH THE EASTERLY RICHT-OF-WAY LINE OF STATE ROAD 31 AND THE POINT OF BECINNING.

FROM SAID POINT OF BECINNING THENCE THE FOLLOWING THERE (3) BEARINGS AND DISTANCES ON SAID EASTERLY RICHT-OF-WAY LINE: NORTH DO'36'46" EAST FOR 5.337.00 FEET; NORTH DO'26'10" EAST FOR 5.282.33 FEET; NORTH DO'31'45" EAST FOR 4.197.71 FEET; THENCE SOUTH 89'28'15" EAST DEPARTING SAID RIGHT-OF-WAY LINE FOR 299.98 FEET; THENCE SOUTH 75'54'11' EAST FOR 169.77 FEET; THENCE SOUTH DO'30'40" WEST FOR 599.02 FEET; THENCE SOUTH 75'54'11' EAST FOR 169.77 FEET; THENCE SOUTH 02'36'45" EAST FOR 711.01 FEET; THENCE SOUTH 95'30'55' EAST FOR 711.01 FEET; THENCE NORTH 90'30'5' EAST FOR 711.01 FEET; THENCE NORTH 91'36'0'5' EAST FOR 711.01 FEET; THENCE NORTH 91'36'0'5' EAST FOR 711.01 FEET; THENCE SOUTH 11'12'0'7 WEST FOR 711.46 FEET; THENCE SOUTH 11'23'0'1' EAST FOR 50.93.99 FEET; THENCE SOUTH 11'12'0'1' EAST FOR 711.46 FEET; THENCE SOUTH 11'12'0'1' EAST FOR 711.46 FEET; THENCE SOUTH 11'12'0'1' EAST FOR 711.46 FEET; THENCE SOUTH 11'12'0'1' EAST FOR 71.45 FEET; THENCE SOUTH 11'12'0'1' EAST FOR 7.458.70 FEET; SOUTH 10'23'4'1' EAST FOR 7.2923.88 FEET; THENCE SOUTH 11'12'0'1' WEST FOR 7.458.70 FEET; SOUTH 10'23'4'1' EAST FOR 7.2923.88 FEET; THENCE SOUTH 11'12'0'1' WEST FOR 7.458.70 FEET; SOUTH NORTH 89'31'16' WEST FOR 1,137.52 FEET; NORTH 89'41'45' WEST FOR 5.306.08 FEET; NORTH 89'41

BEGINNING, PARCEL CONTAINS 3,575.47 ACRES, MORE OR LESS.

BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES. BEARING REFERENCE: STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83 (99) WHEREIN THE SOUTH LINE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST BEARS SOUTH 89° 41° 45° EAST.

INCREMENT 1 SOUTH AREA BABCOCK RANCH COMMUNITY CTIONS 19, 20, 21, 28, 29, 30, 31 AND 32 OWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

ENGINEERING

2122 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33802-1550 PHONE (239) 334-3061 FAX (239) 334-3661 E.B. #642 & L.B. #642

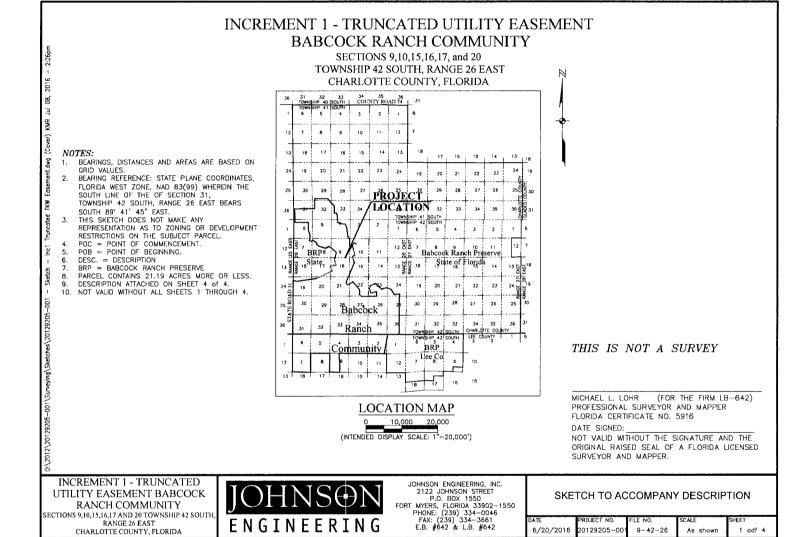
SKETCH TO ACCOMPANY DESCRIPTION

PLE NO. 19-42-26 01/15/13 20129205-000 5 OF 5

EXHIBIT A-3

Utility Easement Babcock Ranch Community Legal Description

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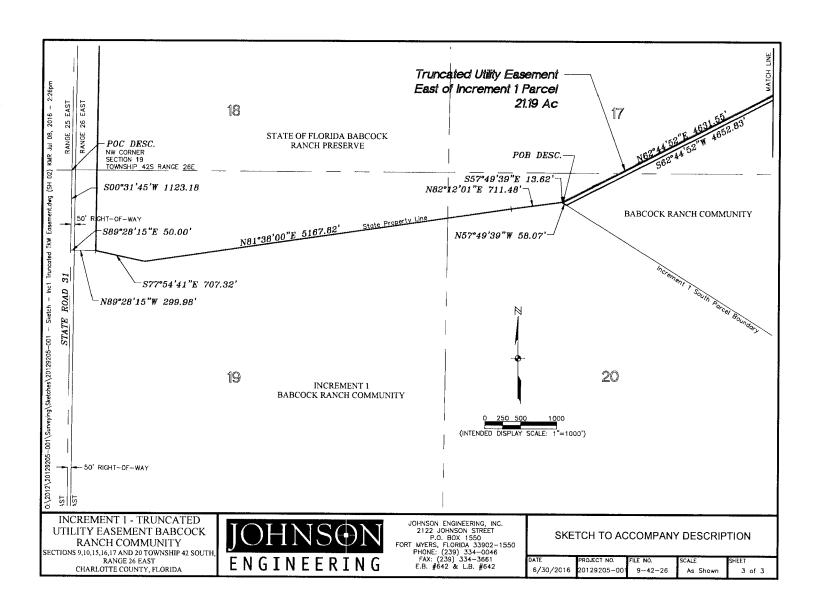


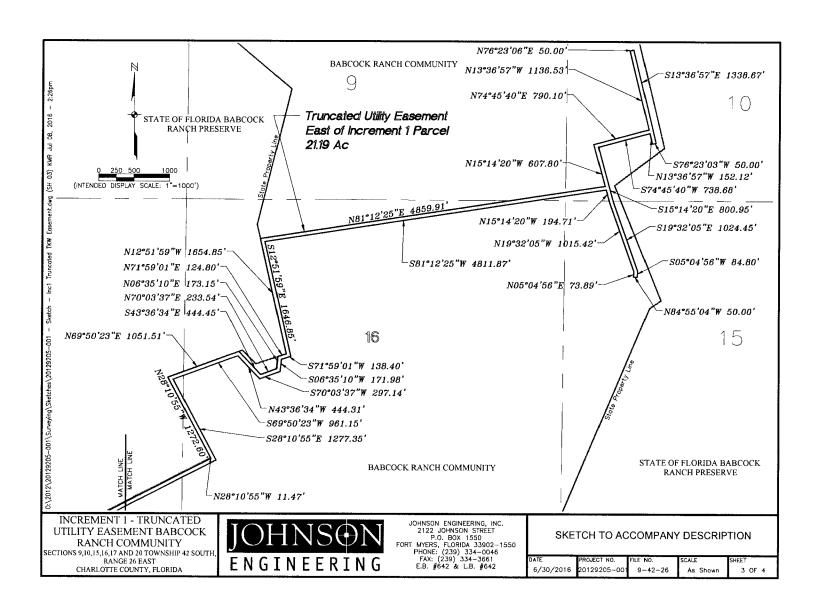
6/20/2016

20129205--00

9-42-26

As shown





DESCRIPTION

INCREMENT 1 - TRUNCATED UTILITY EASEMENT
EAST OF SOUTH INCREMENT 1 PARCEL
BABCOCK RANCH COMMUNITY
SECTIONS 9, 10, 15, 16, 17, AND 20
TOWNSHIP 42 SOUTH, RANGE 26 EAST
CHARLOTTE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTIONS 9, 10, 15, 16, 17 AND 20, TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19 TOWNSHIP 42 SOUTH RANGE 26 EAST; THENCE SOUTH 00'31'45" WEST ALONG THE WEST LINE OF SAID SECTION 19 FOR 1,123.18'; THENCE SOUTH 89'28'15" EAST FOR 50.00 FEET, DEPARTING SAID SECTION LINE, TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31; THENCE SOUTH 89'28'15" EAST DEPARTING SAID RIGHT-OF-WAY LINE FOR 299.98 FEET TO A POINT ON THE STATE PROPERTY LINE FOR BABCOCK RANCH PRESERVE; THENCE THE FOLLOWING 3 CALLS ALONG SAID STATE PROPERTY LINE: SOUTH 77'54'41" EAST FOR 707.32 FEET; THENCE N81'38'00"E FOR 5167.82 FEET; THENCE N82'12'01"E FOR 711.48 FEET, LEAVING SAID STATE PROPERTY LINE; THENCE S57'49'39" FOR 13.62 FEET AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING THENCE THE FOLLOWING THIRTY FIVE (35) BEARINGS AND DISTANCES; NORTH 62'44'52' EAST FOR 4631.55 FEET; THENCE NORTH 28'10'55 WEST FOR 11.47 FEET TO A POINT ON SAID STATE PROPERTY LINE; THENCE ALONG SAID STATE PROPERTY LINE NORTH 28'10'55" WEST FOR 1272.60 FEET; THENCE ALONG SAID STATE PROPERTY LINE NORTH 69'50'23" EAST FOR 1051.51 FEET; THENCE LEAVING SAID STATE PROPERTY LINE SOUTH 43'36'34" EAST FOR 444.45 FEET; THENCE NORTH 70'03'37" EAST FOR 233.54 FEET; THENCE NORTH 66'35'10" EAST FOR 173.15 FEET TO A POINT ON THE SAID STATE PROPERTY LINE; THENCE ALONG SAID STATE PROPERTY LINE NORTH 71'59'01" EAST FOR 124.80; THENCE ALONG SAID STATE PROPERTY LINE NORTH 12'51'59" WEST FOR 1654.85 FEET; THENCE LEAVING SAID STATE PROPERTY LINE NORTH 81'12'25" EAST FOR 4859.91 FEET; THENCE NORTH 15'14'20" WEST FOR 60'7.80 FEET; THENCE NORTH 74'45'40 EAST FOR 790.10 FEET; THENCE NORTH 13'36'57" WEST FOR 1338.67 FEET; THENCE SOUTH 76'23'03" WEST FOR 50.00 FEET; THENCE NORTH 13'36'57" EAST FOR 1338.67 FEET; THENCE SOUTH 76'23'03" WEST FOR 50.00 FEET; THENCE NORTH 13'36'57" WEST FOR 738.68 FEET; THENCE SOUTH 15'14'20" EAST FOR 800.95 FEET; THENCE SOUTH 09'32'05" EAST FOR 1024.45 FEET; THENCE SOUTH 05'04'56" WEST FOR 84.80 FEET; THENCE NORTH 84'55'04" WEST FOR 50.00 FEET; THENCE NORTH 15'14'20" WEST FOR 50.00 FEET; THENCE SOUTH 06'35'10" WEST FOR 84.80 FEET; THENCE SOUTH 70'03'37" WEST FOR 297.14 FEET; THENCE NORTH 43'36'34" WEST FOR 444.31 FEET; THENCE SOUTH 69'50'23" WEST FOR 961.15 FEET; THENCE SOUTH 28'10'55" EAST FOR 127.3.5 FEET; THENCE SOUTH 69'50'23" WEST FOR 961.15 FEET; THENCE SOUTH 28'10'55" EAST FOR 127.3.5 FEET; THENCE SOUTH 69'50'23" WEST FOR 58.07 FEET AND THE POINT OF BEGINNING.

BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES. BEARING REFERENCE: STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83 (99) WHEREIN THE SOUTH LINE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST BEARS SOUTH 89' 41' 45" EAST.

INCREMENT 1 - TRUNCATED UTILITY EASEMENT BABCOCK RANCH COMMUNITY

SECTIONS 9,10,15,16,17 AND 20 TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA



JOHNSON ENGINEERING, INC. 2122 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE: (239) 334-3661 FAX: (239) 334-3661 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

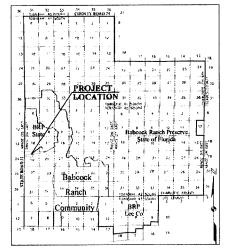
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i	6/30/2016	20129205~001	9-42-26	As Shown	4 OF 4		

EXHIBIT A-4

Increment 1 – 45.98 Acre Parcel – Babcock Ranch Community

INCREMENT 1 - 45.98AC PARCEL BABCOCK RANCH COMMUNITY

SECTION 19 TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA



LOCATION MAP 0 10,000 20,000 (INTENDED DISPLAY SCALE: 1"=20,000') THIS IS NOT A SURVEY

MICHAEL L. LOHR: (FOR THE FIRM LB-642):
PROFESSIONALI SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5919:
DATE SIGNED: \$\frac{1}{25} \frac{1}{20} \frac{1}{20} \frac{1}{10}

NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

INCREMENT 1 - 45,98AC PARCEL BABCOCK RANCH COMMUNITY SECTION 19 TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

NOTES:

1. GEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES.

2. BEARING REFERENCE: STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83(99) WHEREIN THE SOUTH LINE OF THE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST BEARS SOUTH 89' 41' 45" EAST.

3. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.

4. POC. POINT OF COMMENCEMENT.

5. POB = POINT OF COMMENCEMENT.

5. POB = POINT OF DEGINNING.

6. DESC. = DESCRIPTION

7. BRP = BABCOCK RANCH PRESERVE

8. PARCEL CONTAINS 45.98 ACRES MORE OR LESS.

9. DESCRIPTION ATLACHED ON SHEET 3 OF 3.

10. NOT VALID WITHOUT ALL SHEETS 1 THROUGH 3.

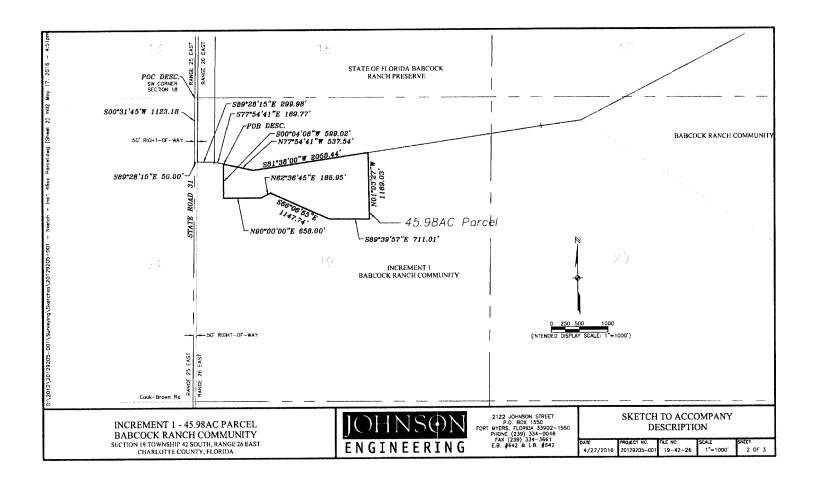
1.\2012\2012\20129205-001\Surveying\Sketches\20129205-001 - Sketch - Inc1 45ac Parcel.dwg (Sheet 1) mil2 May 13, 2016 -

ENGINEERING

2122 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (239) 334-0046 FAX (239) 334-0661 E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

04/27/2016 19-42-26 AS SHOWN 20129205-0



-001\Surveying\Sketches\20129205-001 - Sketch - Incl 48ac Parcel.cwg (Sheet3) mil2 May 17, 2016

DESCRIPTION

INCREMENT 1 45.98 AC PARCEL BABCOCK RANCH COMMUNITY SECTION 19 TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTION 19 TOWNSHIP 42 SOUTH, RANGE 26 EAST, CHARLOTTE COUNTY, FLORIDA, WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19 TOWNSHIP 42 SOUTH RANGE 26 EAST; THENCE SOUTH 00'31'45" WEST ALONG THE WEST LINE OF SAID SECTION 19 FOR 1,123.18; THENCE SOUTH 89'28'15" EAST FOR 50.00 FEET, DEPARTING SAID SECTION LINE, TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31; THENCE SOUTH 89'28'15" EAST DEPARTING SAID RIGHT-OF-WAY LINE FOR 299.98 FEET; THENCE SOUTH 77'54'41" EAST FOR 189.77 FEET AND THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING THENCE THE FOLLOWING EIGHT (8) BEARINGS AND DISTANCES; SOUTH 00'04'08" WEST FOR 599.02 FEET; THENCE NORTH 90'00" EAST FOR 658.00 FEET; THENCE NORTH 90'00" EAST FOR 50 FEET; THENCE SOUTH 66'06'55" EAST FOR 1,147.74 FEET; THENCE SOUTH 89'39'57" EAST FOR 711.01 FEET; THENCE NORTH 90'03'27" WEST FOR 1,169.03 FEET; THENCE SOUTH 81'36'00" WEST FOR 2058.44 FEET; THENCE NORTH 77'54'41" WEST FOR 537.54 FEET AND THE POINT OF BEGINNING.

PARCEL CONTAINS 45.98 ACRES, MORE OR LESS.

BEARINGS, DISTANCES AND AREAS ARE BASED ON GRID VALUES. BEARING REFERENCE: STATE PLANE COORDINATES, FLORIDA WEST ZONE, NAD 83 (99) WHEREIN THE SOUTH LINE OF SECTION 31, TOWNSHIP 42 SOUTH, RANGE 26 EAST BEARS SOUTH 89° 41° 45" EAST.

INCREMENT 1 - 45.98AC PARCEL BABCOCK RANCH COMMUNITY SECTION 19 TOWNSHIP 42 SOUTH, RANGE 26 EAST CHARLOTTE COUNTY, FLORIDA

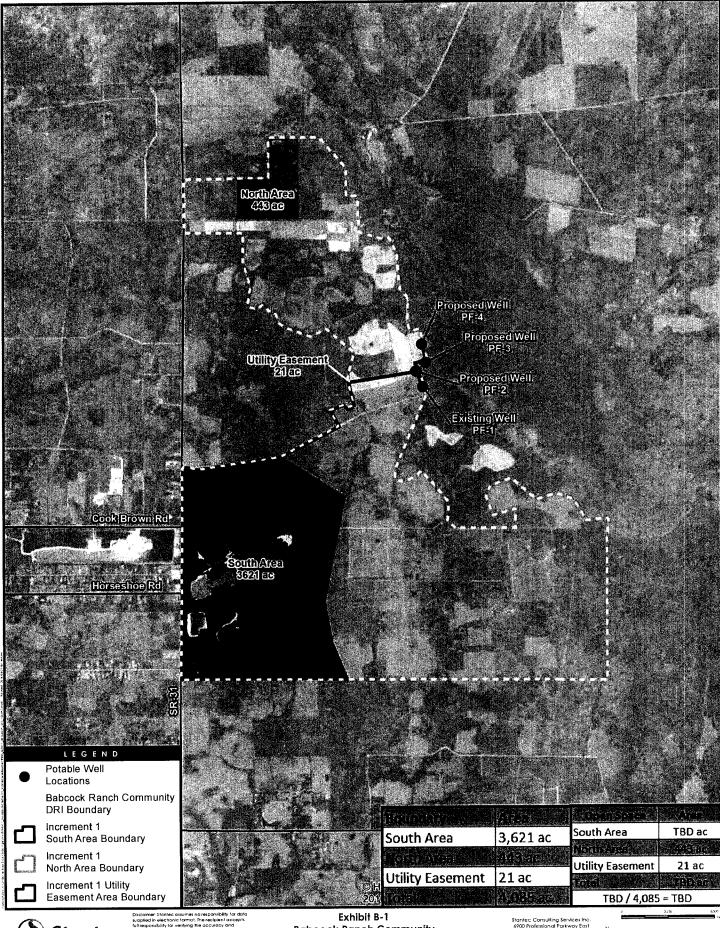


2122 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE (239) 334-0046 FAX (239) 334-3661 E.B. #642 & L.B. #642 SKETCH TO ACCOMPANY DESCRIPTION

 DATE
 PROJECT NO.
 FILE NO.
 SCALE
 SHEET

 4/27/2016
 20129205-000
 19-42-26
 3 OF 3

Babcock Ranch Community Map H Increment 1 Master Development Plan





Babcock Ranch Community

Map H Increment 1 Master Development Plan June 2016

Stanted Consulting Services Inc 6900 Professional Parkway East Sarasota , FL 34240 tel 941.907.6900 fax 941.907.6911



Babcock Ranch Community Map H-1 Increment 1 South Area Master Development Plan



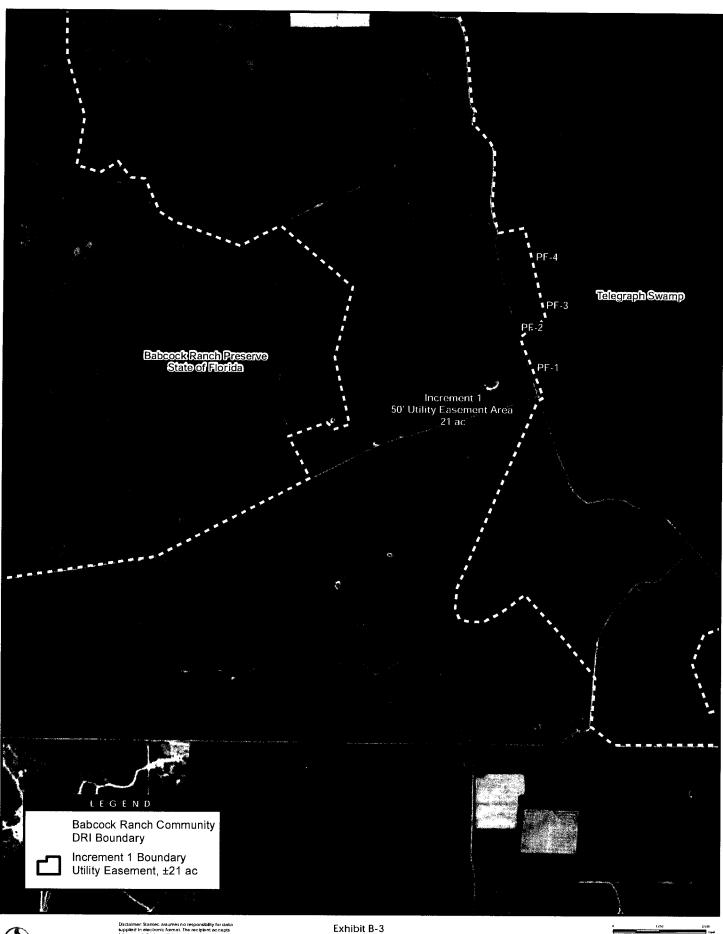


April 2017

Stantec Consulting Services Inc. 6900 Professional Parkway East Sarasota, FL 34240 tel 941.907.6900 fax 941.907.6911



Babcock Ranch Community Map H-2 Increment 1 Utility Easement Area Master Development Plan





Disclaimer: Stanted assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stanted, its officers, employees, consultants and potents from any end all claims efficient any supplied.

Exhibit B-3

Exhibit B-3

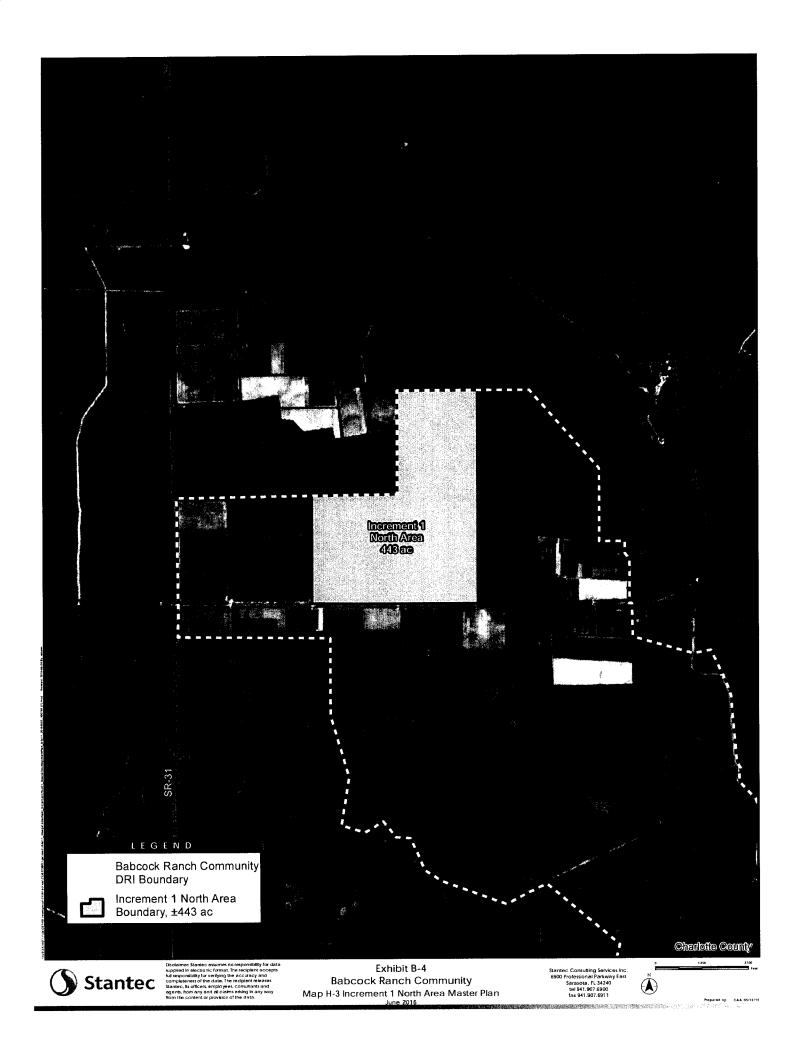
Babcock Ranch Community

Babcock Ranch Commun

Stantec Consulting Services In 6900 Professional Parkway Eas Sarasota, FL 34240 tel 941.907.6900



Babcock Ranch Community Map H-3 Increment 1 North Area Master Development Plan



Babcock Ranch Community Map H-4 Increment 1 Master Development Plan Fixed and Variable Development Criteria

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FIXED AND VARIABLE DEVELOPMENT CRITERIA FOR BABCOCK RANCH COMMUNITY INCREMENT 1

FIXED DEVELOPMENT CRITERIA

- THE ALLOCATION OF DWELLING UNITS AND SQUARE FOOTAGE IDENTIFIED ON THE LAND USE TABLE ON THE MAP H SERIES MAY BE MODIFIED CONSISTENT WITH THE EQUIVALENCY MATRIX. ANCILLARY FACILITIES INCLUDED IN INCREMENT 1 SUCH AS SCHOOLS, PLACES OF WORSHIP, UTILITY INFRASTRUCTURE AND PARK SITES AND BUILDINGS WILL NOT BE ATTRIBUTED TO OTHER DEVELOPMENT COMPONENTS AND WILL NOT REQUIRE USE OF THE EQUIVALENCY MATRIX.
- AGRICULTURAL USES, UTILITY INFRASTRUCTURE, RENEWABLE ENERGY SYSTEMS AND FACILITIES SHALL BE PERMITTED THROUGHOUT INCREMENT 1 AND WILL NOT BE ATTRIBUTED TO OTHER DEVELOPMENT PROGRAMS AND WILL NOT BE SUBJECT TO THE EQUIVALENCY MATRIX.
- ALL DEVELOPMENT OF THE SUBJECT PROPERTY, AS IT RELATES TO THE DEFINED DEVELOPMENT FORMS, DESIGN STANDARDS AND PROVISIONS AND USES COMMON TO THE DISTRICT, SHALL BE IN CONFORMANCE WITH THE BACOCK RANCH OVERLAY ZONING DISTRICT (ORDINANCE NO. 2014-077), AS MAY BE AMENDED.
- OPEN SPACE SHALL BE TABULATED AND UPDATED AS A RESULT OF FINAL PERMITTING FOR THE PURPOSE OF MONITORING THE MINIMUM OF 35% OPEN SPACE REQUIRED OVERALL FOR THE BABCOCK RANCH COMMUNITY. OPEN SPACE/GREENWAY AREAS SUBJECT TO CONSERVATION EASEMENTS IDENTIFIED IN THIS INCREMENT SHALL BE RECORDED IN THE PUBLIC RECORDS FOLLOWING FINAL PERMITTING.

VARIABLE DEVELOPMENT CRITERIA

- THE FOLLOWING ITEMS WILL BE DEFINED DURING DETAILED SITE PLANNING AND PERMITTING:
 - a. FINAL CONFIGURATIONS OF DEVELOPMENT PODS, INCLUDING POTENTIAL RELOCATION AND RECONFIGURATION OF NEIGHBORHOOD MIXED USE/RESIDENTIAL/COMMERCIAL (MURC), AND TOWN CENTER.
 - b. FINAL ACREAGES OF ALL PROPOSED USES.
 - NATIVE HABITAT PRESERVATION, ALTERATION, ENHANCEMENT, MITIGATION AND CONSERVATION ACREAGES MAY BE MODIFIED BASED ON FINAL LAND PLANNING, STORMWAMTER LAKE DESIGN, OTHER ENGINEERING REQUIREMENTS AND FINAL PERMITTING. MITIGATION MAY OCCUR OUTSIDE THE BOUNDARIES OF THE INCREMENT SUBJECT TO FINAL PERMITTING APPROVALS.
 - STORMWATER MANAGEMENT FACILITIES MAY OCCUR OUTSIDE THE BOUNDARIES OF THE INCREMENT SUBJECT TO FINAL ENGINEERING AND PERMITTING. d.
 - THE FINAL LOCATION, SIZE AND ALLOCATION OF CIVIC FACILITIES (I.E. INTERNAL PARKS, SCHOOLS, CHURCHES, EMERGENCY SERVICES BUILDINGS, ETC.).
 - THE INTERNAL ROAD AUGNMENTS AND CIRCULATION (LOCAL ROADS WITHIN DEVELOPMENT PODS WILL BE PROVIDED AS PART OF FINAL SITE PLANNING
 - THE CONFIGURATION AND DETAIL ASSOCIATED WITH THE AGRICULTURE AREAS AND RENEWABLE ENERGY SYSTEMS AND FACILITIES.
 - THE FINAL LOCATION, ALLOCATION, ALIGNMENT AND USE OF THE MULTI-MODAL TRAIL SYSTEM AND THE EXACT LOCATIONS AND FUTURE h. INTERCONNECTIONS OF THE MULTI-MODAL TRAIL SYSTEM WITH THE NEIGHBORHOOD TRAIL/PATH/SIDEWALK SYSTEM.
 - THE LOCATION OF VEHICULAR ACCESS POINTS, INCLUDING EXISTING TEMPORARY ENTRYWAYS, TO EXTERNAL PUBLIC ROADWAYS.
- THE EXISTING PERMITTED OR APPROVED MINING OPERATIONS WILL BE ALLOWED TO CONTINUE. ADDITIONAL MINING AREAS MAY BE ALLOWED CONSISTENT WITH CURRENT AND SUBSEQUENT PERMITTING.
- FURTHER ADJUSTMENTS TO THE BOUNDARIES OF DEVELOMENT PODS FOR SPECIFIC LAND USE CLASSIFICATIONS MAY OCCUR AS A RESULT OF FINAL LAND PLANNING AND PERMITTING. SPECIFIC USES TO SUPPORT DEVELOPMENT SUCH AS PARKING, STORMWATER LAKES, PARKS OR OTHER SPACES MAY BE IDENTIFIED AND REFINED THROUGH SUBSEQUENT PERMITTING CONSISTENT WITH LOCAL LAND DEVELOPMENT REGULATIONS.
- ADDITIONAL UNITS AND SQUARE FOOTAGE WILL BE ADDED TO THE INCREMENT IN THE FUTURE THROUGH AN AMENDMENT TO THIS INCREMENT.
- GOLF COURSE/RECREATION IS ALLOWED IN MIXED USE RESIDENTIAL COMMERCIAL (MURC).



EXHIBIT C

Babcock Ranch Community Increment 1 Equivalency Matrix

EXHIBIT C

Table EM-2. Babcock Ranch Community
Increment 1 Equivalency Matrix

			Lancate and Control of the Control o	The state of the s	CONT. TO SECURITY SEC	MARKET OF STREET		1-500mm to 4 10 000mm to		AND STOLEN THAN PROPERTY.	Justin Charles	Les de la Carlo de Maria
Change From:	Unit	Single Family (1 d.u.)	Multi Family (1 d.u.)	Age- Restricte d* Residenti	Retail (1,000 s.f.)	General Office (1,000	Medical Office (1,000	Industria I (1,000	Hotel/ Motel (1 unit)	Civic/Gove rnment (1,000 s.f.)	Church (1,000 8.f.)	Baseball Facility (1 field)
Change To:		,, -,-,	1	<u>al</u> (1 d.u.)		s.f.)	s.f.)	s.f.)				
Single Family	d.u.	NA	0.52	0.27	3.71 6. 84	<u>1.49</u> 1. 73	3.574 . 95	0.851. 01	<u>0.60</u> 0. 82	<u>1.21</u> 1.4 4	0.63	38.57
Multi Family	d.u.	1.92 1. 93	NA	0.52	7.13 1 3.19	<u>2.873.</u> 34	6.87 7. 80	<u>1.63</u> 1. 9 4	<u>1.15</u> 1. 59	2.33 <mark>2.7</mark> 2	1.21	<u>74.18</u>
Age-Restricted Residential*	<u>d.u.</u>	3.70	1.93	<u>NA</u>	<u>13.74</u>	<u>5.52</u>	<u>13.22</u>	<u>3.15</u>	2.22	<u>4.48</u>		142.86
Retail	s.f.	27014 6.11	14075. 81	<u>73</u>	NA	402 25 3.03	962 59 1.32	22914 7.07	<u>162</u> 12 0.33	326 206. 28	91.68	10,397
General Office	s.f.	671 57 7.45	34929 9.59	<u>181</u>	2,49039 52.08	NA	2,39623 36.96	57058 1.22	40347 5.54	<u>812</u> 815. 22	362.32	<u>25,887</u>
Medical Office	s.f.	280 2 4 7.09	14612 8.20	<u>76</u>	1,03916 91.12	41742 7.91	NA	23824 8.71	168 20 3.49	339348. 84	155.04	<u>10,804</u>
Industrial	s.f.	1,1769 93.51	61251 5.45	318	4,36567 99.63	1,753172 0.52	4,20040 20.78	NA	70681 8.18	1,4241402 .60	623.38	<u>45,378</u>
Hotel/Motel	unitr oom	<u>1.67</u> 1.	0.87 0. 63	0.45	6.18 8. 31	2.48 2. 10	5.954. 91	<u>1.42</u> 1.	NA	2.02 1.7 4	0.76	64.29
Civic/Government	s.f.	82670 8.33	43036 7.50	223	3,06648 47.88	1,231122 6.67	2,950 28 66.67	70271 2.96	49658 3.33	NA	444.44	<u>31,877</u>
Church	s.f.	1593.75	826.88		10907.7 4	2760.00	6450.00	0.02 1604 - 17	1312.50	2250.00	AH	
Baseball Facility	<u>field</u>	0.03	<u>0.01</u>	<u>0.01</u>	0.10	0.04	0.09	0.02	0.02	0.03		<u>NA</u>

^{*}Includes Senior Adult Housing, Active Adult Residential and Retirement Community

Table EM-2: BRC - Increment 1 Trip Generation

[2:10:4:1	ITE Land-Use Code	ITE Average Trip Rate
Residential		
Single-Family	<u>210</u>	<u>1,00</u> <u>/du</u>
Multi Family	230	<u>0.52</u> <u>/du</u>
Age-Restricted *	<u>251</u>	<u>0.27 /du</u>
Non-Residential		
Retail	<u>820</u>	<u>3.71</u> <u>/ksf.</u>
General Office	<u>710</u>	<u>1.49</u> <u>/ksf.</u>
Medical Office	<u>720</u>	<u>3.57</u> <u>/ksf.</u>
Industrial #	<u>130</u>	<u>0.85</u> /ksf.
Hotel/Motel	<u>310</u>	<u>0.60</u> <u>/rm</u>
Civic/Government	<u>730</u>	<u>1.21</u> <u>/ksf.</u>
Baseball Facility	<u>n/a ^</u>	38.57 /field

Source: Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition.

Notes:

- * Includes Senior Adult Housing, Active Adult Residential and Retirement Community.
- # General Light Industry
- ^ Perfect Game estimate of 38.6 two-way peak hour trips per field.

EXHIBIT D

Updated Summary of Land Dedications and Facilities Construction

EXHIBIT D

UPDATED SUMMARY OF LAND DEDICATION & FACILITIES CONSTRUCTION REQUIRED FOR INCREMENT 1 *1

Public Facilities Required	Aggregate Site Dedication (acre)	Shell Building Required (s.f.)	Land Dedication or Building Shell Complete	Commencement of Operations
PARKS, RECREATION and				
CULTURAL RESOURCESCOMMUNITY				
SERVICES				
Neighborhood Parks (Village Parks) EXTENSION SERVICES	3.0-20.0- *2	2500 *3	500th C/O *4	180 days from Turnover
Site #1	24.0	<u>N/A</u>	Prior to the issuance of the 1st C/O	
			Wwithin 180 days of written request by County *8	
Mosquito Control pre-fab building		3000 *5	Prior to the issuance of the 5,000th	180 days from Turnover
(shell only).	1.0	N/A	C/O Prior to the issuance of the 5,000th	
Site#2	1.0	IVA	C/O	
FIRE/RESCUE/LAW				
ENFORCEMENT One (1) EMS Vehicle *7			500th C/O	500th C/O
Interim sub-station Sheriff's trailer		*6	Will be operational by The ILater of	30 days from Turnover
			the issuance of the 100thfirst	·
			residential building permitC/O or upon written request by Sheriff's	
Fire & Police Communication Tower *9	<u>0.25+</u>		<u>Dept</u> . *6	
			Site dedication by 1,500th C/O	
SOLID WASTE Site #1	6.0	N/A	Prior to the issuance of the	
Olic #1	0.0	147.	10,000th C/O	
EXTENSION SERVICES				
Site #1	24.0	N/A	Prior to the issuance of the 1st C/O	
DUDI IC WODKS			≛8	
PUBLIC WORKS Mosquito Control pre fab building		3000 *5	Prior to the issuance of the 5,000th	180 days from Turnover
(shell only).			C/O	,
Site#2	1.0	N/A	Prior to the issuance of the 5,000th C/O	
SCHOOLS				
Elementary School	up to 20.0	N/A	School Board criteria for land	
			dedicationSite Dedication Agreement	

Notes to Exhibit D:

- *1 This Exhibit D, as it relates to Increment 1, updates Exhibit D to the MDO.
- *2-_Acreage to be finalized at time of site planning and coordination with the County Parks, Recreation & Cultural Resources Community Services
 Department.
- *3 Neighborhood parks (village park) to include a pavilion and restrooms.
- *4 1st park Must must be completed and turned over to either Babcock Ranch Community Independent Special District, POA, or County prior to the 500th C/O.
- *5 Pre-fab building to include two offices, two bays for vehicle and equipment and chemical storage. This facility shall be ADA compliant and shall include all required utilities, parking and landscaping.
- *6 An interim sheriff's sub-station office trailer (24'W x 60' overall length) will be located next to the existing fire station site located on SR 31. The interim trailer-will connect to the utilities that service the existing fire station. The trailer will be fully operational by the later of the issuance of the 100thfirst residential building permitC/O or upon written request by Sheriff and will be terminated removed upon the opening of the combined Fire/Sheriff's facility.
- *7 Specifications for a Freightliner M2 AEV Type I Ambulance, as referenced in Exhibit D-1, are on file with Charlotte County EMS. Specifications for one (1) Horton EMS transport vehicle were submitted as Exhibit 25-A-1 of the AIDA for Increment 1.
- 8 Primitive camp site development may occur on Site #1 without being included in an increment.
- *9 Tower construction and ownership as agreed with County.

General Notes:

1) All dedications, public facility shell completion, and construction required under this schedule shall be completed and turned over based on a dwelling unit C/O use threshold required above.

EXHIBIT D-1

Specifications for one (1) Freightliner M2 AEV Type I Ambulance









Emergency • Tactical • Rescue Vehicles

September 20, 2016

Marianne Taylor, Director, Public Safety Charlotte County Fire and EMS 26581 Airport Road Punta Gorda, FL 33982

We are pleased to provide you with the following pricing, shop order, drawings, and chassis specifications for the purchase of one (1) new 2017 Freightliner M2 AEV Type I Ambulance. Pricing is based on purchasing these units from the Florida Sheriff's Association Bid No. FS16-VEF12.0 Specification #03 – Type I Ambulance Medium Duty (4 x 2) Freightliner M2.

PRICING:

- Total price per unit \$272,276.00
- Plus applicable taxes, tag, and title
- Included in above price: Your standard graphic/chevron package. Stryker Power Pro XT Cot, Performance Load Compatibility, steer lock, foot end O2 bottle holder, fowler O2 bottle holder w/pad, 3 stage IV pole, equipment hook, flat head end storage pouch, base storage net, backrest storage pouch, stair chair model #6252 and Engel Cooler model MT17-FU1.
- Above price is good to March 31, 2017
- TERMS: Payment in full is due upon delivery of each finished vehicle. Upon payment, ETR, L.L.C. shall furnish the purchaser a "Statement of Origin" or the necessary validated documents required for title application.

Sincerely.

Jerry Michaluk President/CEO

EXHIBIT E

Babcock Ranch Community Increment 1 Parameters

EXHIBIT E

Table 1. Increment 1 Parameters by Phase

LAND USE	AMOUNT/SIZE	Phase I	Phase II
Residential	2,500 23,000 units	1000 units	1,500 units
Retail	126,000 50,000 sf	50,000 square feet	76,000 square feet
General Office	250,000 125,000 sf	150,000 square feet	100,000 square
Medical Office	50,000 sf	0 square feet	50,000 square feet
Industrial	90,000 sf	0 square feet	90,000 square feet
Hotel/Motel	100 rooms	0 rooms	100 rooms
Civic/Government/Church	22,500 30,000 sf	5,000 square feet	17,500 square feet
Golf Course	18 holes		

Table 2. Increment 1 Parameters by Development Area

LAND USE	AMOUNT/SIZE	VILLAGE-III	TOWN CENTER
Residential	2,500 23,000 units	1850-1,0500 units	650-1,0500 units
Retail	126,000 50,000 sf	26,000 10,000 sf	100,000 40,000 sf
General Office	250,000 125,000 sf	25,000 sf	225,000 100,000 sf
Medical Office	50,000 sf	10,000 sf	40,000 sf
Industrial	90,000 sf	0-sf	90,000 sf
Hotel/Motel	100 rooms	0 rooms	100 rooms
Civic/Government/Church	22,500 <u>30,000</u> sf	12,500 0 sf	10,000 30,000 sf
Golf Course	18 holes	Up to 18 holes	Up to 18 holes

NOTE:

- 1) Utilities, agriculture, ecotourism, and mining uses are permitted throughout Increment 1.
- 2) Table 1 and Table 2 in this Increment 1 Parameters by Phase and by Development Area in this Exhibit E can be adjusted and interchanged in accordance with the equivalency matrix set forth in Exhibit C hereto, subject to the external vehicle trip limitations set forth in Section 4 of this IDO.
- 3) One 18 hole golf course may be included in this Increment 1.

EXHIBIT F

Increment 1 Master Drainage Plan

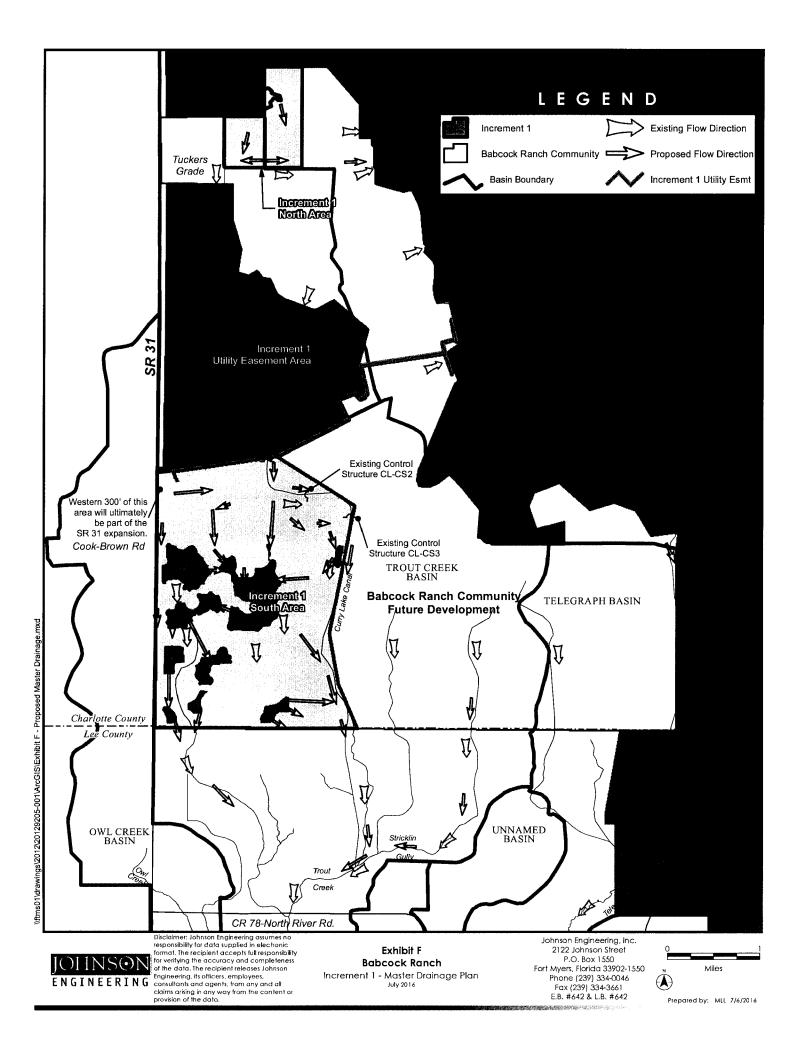
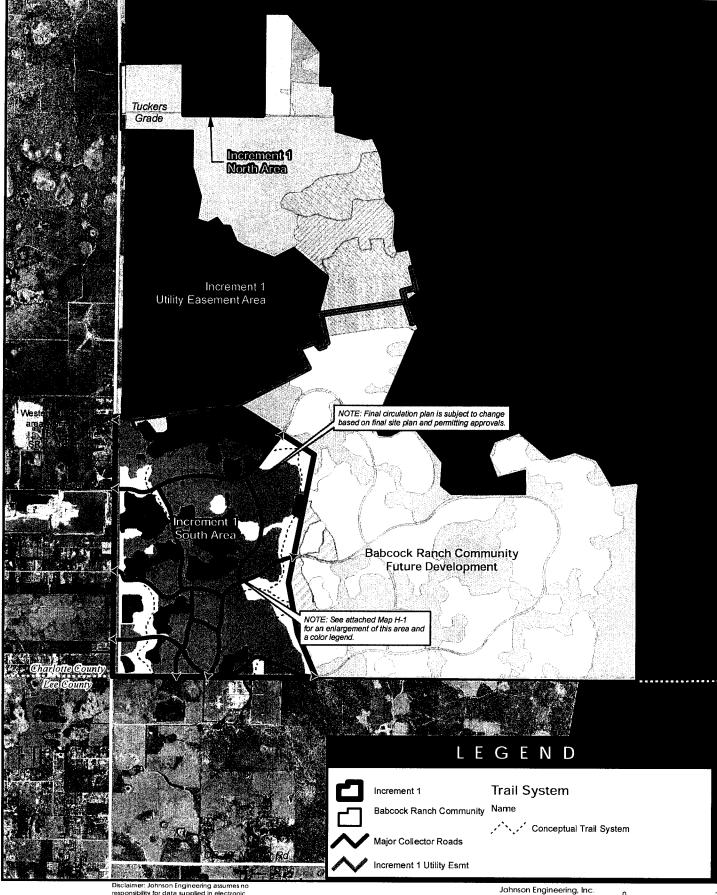


EXHIBIT G

Increment 1 Master Internal Circulation Plan

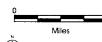


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Exhibit G Babcock Ranch

Increment 1 - Master Internal Circulation Plan

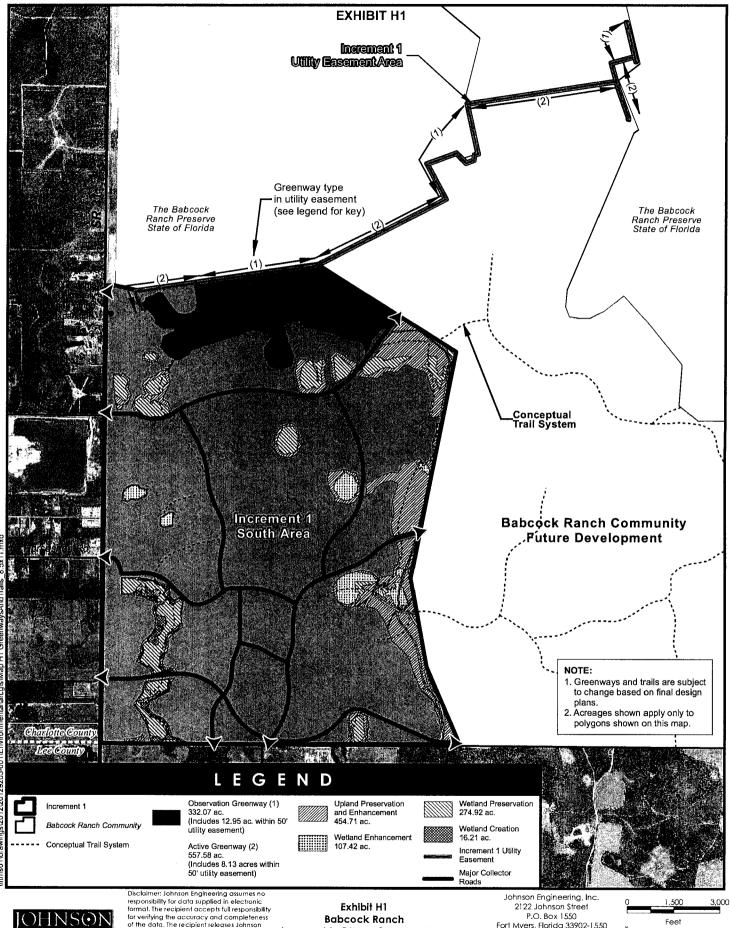
2122 Johnson Street P.O. Box 1550 Fort Myers, Florida 33902-1550 Phone (239) 334-0046 Fax (239) 334-3661 E.B. #642 & L.B. #642



Prepared by: MLL 1/30/2017

EXHIBIT H1

Increment 1 South Area Primary Greenway Map and Trails Plan





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Increment 1 - Primary Greenway Map and Trails Plan July 2016

Fort Myers, Florida 33902-1550 Phone (239) 334-0046 Fax (239) 334-3661 E.B. #642 & L.B. #642



Prepared by: PML 7/7/2016

EXHIBIT H2

Increment 1 North Area Primary Greenway Map and Trails Plan

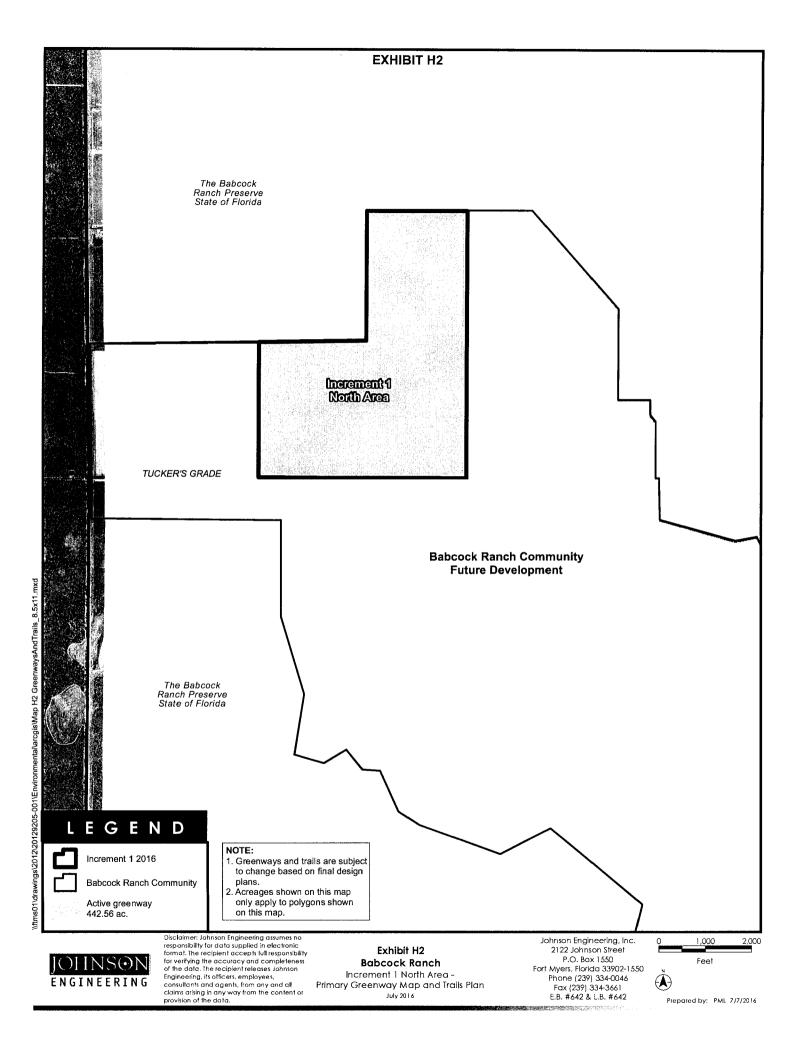
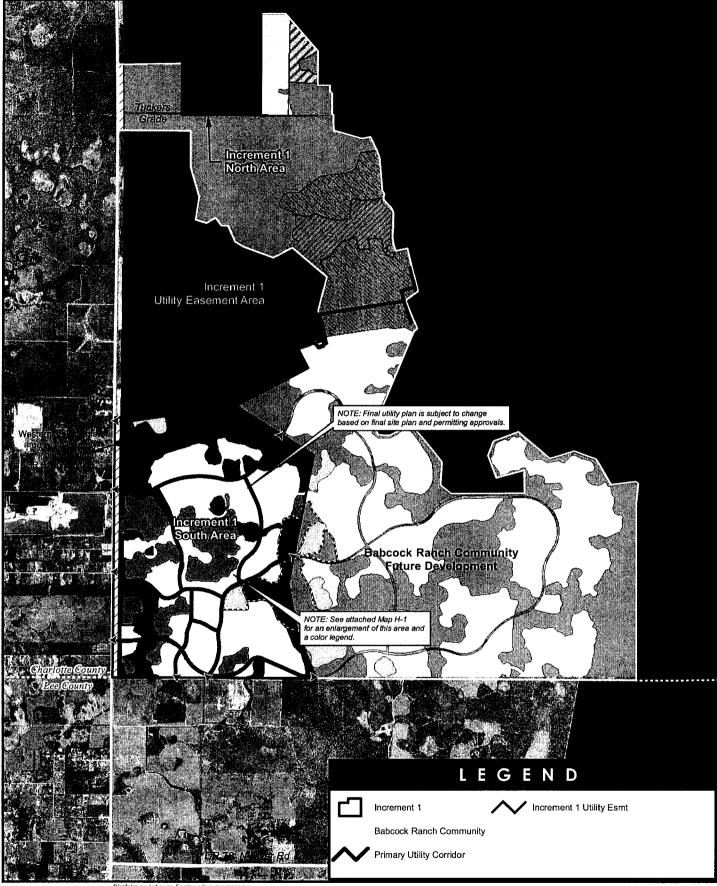


EXHIBIT I

Increment 1 Primary Utility Corridor Map





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Exhibit I Babcock Ranch

Increment 1 - Primary Utility Corridor Plan February 2017 Johnson Engineering, Inc. 2122 Johnson Street P.O. Box 1550 Fort Myers, Florida 33902-1550 Phone (239) 334-0046 Fax (239) 334-361 E.B. #642 & L.B. #642



Prepared by: MLL 2/10/2017

EXHIBIT J

Increment 1, Future (2026) Traffic Conditions with Project Directional Peak Hour Peak Season

EXHIBIT J (Page 1 of 4)

EXHIBIT 6a
BABCOCK RANCH COMMUNITY - INCREMENT 1 NOPC
FUTURE (2016) TRAFFIC CONDITIONS WITH PROJECT
DIRECTIONAL PEAK HOUR, PEAK SEASON

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EXHIBIT J (Page 2 of 4)

EXHIBIT 6b BABCOCK RANCH COMMUNITY - INCREMENT 1 NOPC FUTURE GBIO TRAFFIC CONDITIONS WITH BRC DIRECTIONAL PEAK HOUR, PEAK SEASON

LEE COUNTY		TEAR SEASON																				
DEE COUNTY								w.w	PORCT TRAFF					***	TRAFFIC		TOTAL TRAFF	nc us				**
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BOADWAY	Thick	Tu	DIFFE # of	Josephin	(2) (4) (7) LOS FOOT Sec Six LO-POLA	PSWADT TO	TGAWAST 136	SADT LA	ed K 1	Propert Prob Ny Volume D	2.Zade 11 Dec)	Der Volume Diel Diel	PROTEIN FRATERIA Project Amps PERVADY PA	Net New 5		(11) Directions become Spink Sonic Die Dec Derf D	Value	VOLUME # LAS	V-C Deri Deri	Luis Luis	ALTASI SV Del Del	Arrest Needed Need
						734431 111		3401 44					1981	1077	100 20		22 - 001 - 001	510		500 501	001 1001	
B CYSHOPE RD -SR "1	tis ri	But you et	30941 19445 4LD	FOUR Orber schmid Class Ly-Mough)	D 110003	1344) 22 56007 35		11 100 300	00 000	1700	0.14	1170 1500	114 0 14	177	14.79	0.57 0.45 32	27 1362 17	157 2106	957 674	_cc_	124 125	1 105 1 10
<u> </u>	Maria Rd	Si des 2.4	21801 20915 ILD	FDOT Urban Arberal Class (c + 40mph) FDOT Urban Arberal Class (c + 40mph)	D 12/028	43671 44	M31 493	11 too 300 31 too 113 10 too 313	00 0 000 00 0 000 00 0 000 00 0 000	1/20 1/20 3630	0 434 0 766 0 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	381.0 2000 381.0 1540 1580 1440	144 0.07 144 0.00	124	114 (#	6 57 6 43 59	14 1020 15	944 13 M	9 57 67 117 697 099 616	7 D	10°s 11°s	1 1 100
	State Rd	Naite Ros	22:00 12:00 (LD 22:00 25:00 (LD	FDOT Urbes Arterial Class (C-stiege) FDOT Urbes Arterial Class (C-stiegel)	D 136613 D 136614	1709 56	33) 4+H	13700 33N	90 0 0 9 0	3030	0.223 0.477			166	166.13	0.97 0.43 94	72 1674 15 91 900 6	22[266	0 00 072		120% 15%	1 144
	Naise Ra	Principal Dr	13300 14241 1141	FOOT Urbes Arterial Class Lot (Longh)	D 131001	13470 13	E 4 0.93	12100 121	00 0 000	[290]	0.175 0.415	430 440	2004 6 (7	232	123 #	6 87 0 43 126	PH 756 5	270	9 11 999	.5 .5	124m 10 Pm	1 4
REGADINAY PD	CA NO	SR 31 North Rever Bd	24646 24794 EEU 24809 14991 EEU	TOOT Urbes Arterial Class In "- Graph)		6904 4	(74 9.92	8000 60	00 0 000	390	0110 0110	180 310	290 6 0 3	- 11	-1 44	057 043 135	10 300 3	430 B24			31% 113%	1 1 144
ADEXINGRAM AD	59. 11 Owney 9.1	Ownery I d. Or mgc Priver Bled.	15730 15607 21.U		1	16191 16	865 0.91 185 0.91	1300 E5 1300 130 1300 130 2100 210		110	6776 633	380 430 90 700	13 6.00		131	657 643 1	1 4 4	9 3	1 1 1 1 1 1	.ç ç	014 004	1 34
NUMBERS 41	Change Ryon Bird		1907 13347 11.0	FOOT Gloss Arbeits Class 1 (~40 age)	Σ 11 Σ 12 D 125074	2501 25	002	13000 130	00 0 000	1350	0 176 6.1)	900 700 440 730 1140 \$20 1690 1110	134 0 04 99 0 0		68.74	447 047 10	7 100	40 Hz	974 929	2 2	974 974	1 100
	Jan St.	Latinous I.d. From Julius Flui Franchista F.A. St. 30	1000) 1000 412)	FDOT Uden John & Clay C-dought FDOT Uden John & Clay C-dought	D 123017 D 123043		111 692	2 300 110 2 100 11	00 0000	200	184 6 116	1690 1210	30 663	4	30 74	6.43 6.37 13	7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1105	100 630	<u> </u>	000	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
COLORGAL BLVD	Jaless F.I Fire John F.S Franklin F.S F. 1	Total and	1001 1000 SD 1012 1111 413 1140 SD	First Utes Afterd Clear (> Magdy First Utes Afterd Clear (> Magdy	D 118041	4/9/34 420	952	1200 337	00 0 990	Sign	728 0272	2750 1840 1120 1470	3 000	-			g 27% 10	HO 2021				5 500
CALIBRAL BEST	Foreign Ave.	Met o Picey.	21 '33 11646 SLD		Z (1000/0 Z (1000/1	73481 53	112 9.93	30000 313 eecco c/cr 31 600 375	0 0.040			1490 1110 1770 1170		- 1	13 in	127 1 0 1 137 1 0 10		10 3672	40 10	c n i	634 634	1 13
	Version Monador Bio	d Widde Ave.	1133 1133 6LD	POOT Week Admini Clear (2-10-pp) POOT Week Admini Clear (2-10-pp) POOT Week Orient Clear (2-10-pp) POOT Week Orient Clear (2-10-pp)	7 130301 7 130305	4271 42	213 0.93	3160 718	90 0.070	4755	534 6 H2	1540 1196	371 001	38	16.00	0.57 0.07 12	16 1741 12	36.73	0.61 0.75	č č l	6.74 0.74	1 12
	Maller Ave	\$100 p.75	1901 1301 425 1081 1300 625 1877 1801 625	PDOT Utes Obed Car (> Orga)	Z (3004)	94372 93	FRG 0 92	47566 765 66300 8736	50 6 900 00 6 990	7779	0.533 0 442	1180 3180 1800 3800	7% 6.83 141 0.65	79	30 ES	0.57 0.13 10 0.57 0.40 47	34 4223 34	11 117	100 001	1 5	100	144
DELPEADO BLVO	Stee Rd	38 63 38 61	21964 21991 2J.D		I ((2004)) 0 11 I 6	74840 741 3135 34	19 0 92	18900 896	00 0 000	6340	0 620 0 38	3930 2110 210 200	3 0.00 63 0.01	**		10 10 1	0 100 24	10 2940 204 640 210 1344	930 930		121 121	1 100
POSTER AVE	(Sa)	Kreat Play ind St	10114 10111 4D	FDOT Urbes whered Class 2 (-3/amph)	B 40 D 121006	250 25 30361 30	092	13700 1400 18700 2800	00 6.000 00 0.000	1110	0 536 6 48 0 mm	1100 1516 6 1/60	9 006	1	0.96	9 575 9 43 1	4 J1 J 3 J261 J5 19 0 Z5	210 <u>1</u> 344	0.79 0.22 0.00 0.82	7 7	5,179 5094	1 100
	Lad St.	58 F1	21742 21643 55.0	FDOT Urben science Class 2 (+3) apply	D 123647	19344 19.	0.92	17700 1791	00 0000	1790	0.000 1	0 1790	100 001	- 11	10.62	0.001 3.00 21	11 0 16	let	0.00 0.56	6	5.2% 1.2%	1 1
	NA SI Names &	Marie M Wilder Ace	21074 21074 4LD	FDOT Urben Artered Com 2 (-3/mpb)	B 15		11 092	15000 1511 11000 1160	00 094	1119 1	0.130 0.43	1160 910	67 4.61	**	90.63 P.24	927 949 1	4 1365 1		0.99 0.49	E E	CP4 024	1 300
GRINNER'S RD	Matter Ave See It agrees 74	Colonial Nove.	11000 11010 ILD		E 15	1,1796 16	111 0 92	284000 2900	00 0001	1140	0 530 D 45	720 (40	314 443	-	163	917 949 3	3 140 0	U) (940	0.76 961	C C	1174 074	6 - 1465 6 - 1462 6 - 1462 6 - 1462 6 - 1462 6 - 1462 7 - 14
120	Can Style Daniel Stay	198.54	1794 1931 0.D 1574 1932 89	2000	D 130007		13 033	11.40 11.0	6 6 6 8 9	1130	9.30 9.30 9.30 9.32	(130) 700	314 443 27 091 594 9,57		3.17	927 943 1	3 102 2 42 4010 2	03 (94)	0.12 034	5 5	0.754	1 Add 4 Add 6 Add
	Colonial Street	Creens Mire. Sk 12		FOOT Uses from my	23 120014	96461 894	72 931	51140 528	9 919				3793 0.13	179		0.57 0.43 78 0.57 0.43 154		1100	0 20 045			1 3
	Lector 2.4	I M M	23410 2345 st 23410 23411 45	PD:// Urbas from my PD:// Urbas From my	5 L30019 5 130040	1400 10	03 031 C4 031	11100 528 11100 528 1100 117 1100 719 4300 410 1100 119	60 0.105 60 0.105	7960	0.768 0.452 0.768 0.452 0.768 0.451	/900 3800 (730 3448	1371 0.17 1371 0.17	202	231.60	037 643 127 037 643 145 037 643 6	91 5127 30 100 4443 33	66 3300	0.93 671 0.83 6.43	B - C	100	6 A84 6 A84 8 A88
	Brythers F.L	Charles County Law	1360° 1343° 47	FDoT liber herety FDoT is not been from sy	5 13060) C 130601	40922 Ke	104 0.91	37000 4300	00 0 000 00 0 000	1710 d	9.768 9.431		139 0.00		14.10	0.57 0.43 14	16 2114 14	666 7330 116 1380	674 654	: :	3 04 5 04	1 200
CALL BLVD (EEL-W/D (EEKAIT'S BLVD)	SR en Bell Blad	Lee Mr. d	16501 16503 11.11 16700 16711 41.51		11 1	25131 23 25044 230	M 091	11700 3174	60: 0 651 60: 0 653	2740 0	0.740 0.44 0.340 0.44	1966 1190 3916 2723	130 0.01 2 0.00	- 15	643	017 043 20	13 (040 4 1 (300 1) 2 (41) 31	1 1000	1 24 621	7 7	100	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
THE NEWS	alk III League d Billed	Commercy State Company State C	11477 16713 SLD		E 11	77568 771 71400 71. 607)27 804	193 8.93	\$1800 PR	20 0 501 0 0 501	64.0	0.430 0.5E	3770 2300	13 0 00 11 0 00	+	134	013 017 1	# 311 3	13 340	13 33	7 6	00% 00%	10 1466
	Learned Mirel. Departy II I Republica Mirel	(Requestred &c.	1750 1965 615 1246 17511 415 2070 260 111 1007 2070 111		11 11 11	6)154 50	44 0.93	74300 7300	0 000	7170 0	10 13	3716 [235 3716 [250 4316 [260 3416 [160 416 [375 1178 775 128 [160 410 [10,00	134 0.01 100 0.01	13	10.40	0 13 0 17 1 0 13 0 17 0 0 17 0 17 0 0 17 0 17 0	1 119 3	A1 25-0	0.32 6.32 0.32 6.43 0.33 6.43 0.74 6.54 1.44 3.04 1.44 3.04 1.44 3.04 1.49 3.04 1.49 3.04 1.49 3.04 1.50 0.44 1.50 0.44	1 5	024 024	2 A48 4 A46 4 A46 10 A46 2 A46 10 A46 4 A46 4 A46 4 A46 4 A46 4 A46 4 A46
UTTLETON RD.	US 4)	US 41 Crebes R4	20°50 2650 1537 2000 2670 2637		1 1	607)27 Bis 611 Mar 641 1992 II 20722 Mar	H0 033	19900 1990	9 0 104	1940	1 1 1 1 1	1170 755	D) 9 61	14	9 67	027 048 1	4 1129	14 740	179 102	0 0	15.	1 100
UPSETTE NO	Corbelt Fid	PE 146 Are	10300 36349 HLU 1341 23347 4120		1 11		114 0.93	19600 194	0 0 000	1849 6	1470 0.53	250 100 210 1030	174 4 91	-	11.47	037 043 4 637 043 6	1 20 1	111 7.00 131 544	107 121	ç ç	1.1% 1.0%	1 345
	Ort y Ave.	Num Ave	1100" 12794 R.U		Z 1)	69-12 61 3932 31			0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	630) (470 033 1610 039	200 130	8 400		4.63	617 641 6	1 300 1	740				
NALLE OR ADE RD	Nulle Pd.	Nulle Grede \$4 Green \$4	23371 22346 21.0		2 31	1264 1	0.93	1100 110	0.101	110 6	1410 0 30	70 40	28 9 00	- 1	137	10 10 1	1 - 19 - 1	1 10	9.50 9.19 9.10 3.50		9179 979	1 1,005 1,004 1 1,004
NCETH BOND RD	Op less	Olgo Freed sive Bridge	14 mg 15100 1LU		1 1	40 ⁷ 1 J. 31 ⁷⁹ 2:	30 072	3100 310 1300 330 3 ² 00 360	0 0 0 0 0 0 0 0	150 0 110 0 330 0	410 019	130 90	748 8 01 839 8 01	79	67 13	10 10 1 10 10 10 1 10 10 10 3	45 214 1. 19 139 1	N 160	9.25 518 918 915 914 518	c c	5.P4 5.9%	1 144
OWTE AVE	Charles Charles	Rendry County Line Lindred Pul	2444 12°02 31.0		1 1	3949 Ji	44 6991	4600 410	90 0044	130 d	1 610 0 10	110 130 310 380	111 461 111 461	13	LI 14	637 043 13	10 321 2	30 160	2.10 2.17	c c	1.3%	1 144
	Cachet P.d.	O e)	22607 22814 IEU 22636 22837 IEU		7 1	18913 181	8 6 9 2	16600 (61)	20 0 0 6 4 4 4			140 400	60 164	16	637	0 17 D 43 A	1 12 3 2 64 6 1 81 1	01 60	100 370	: :	0.7% 0.7%	1 33
CALLINGE RIVER BLUD.	Reason St. Vit. 50	Hages II Calogal Bird Saley Bd	2306 1315 102 2364 1366 160 2386 1366 210			1341 31	10 692	(4000 1750		1200	790 0.41 75 0.53	740 710	181 8 60		3 (3)	857 643 2	1 8 1	11 160	9 90 941	- \$ \$	024 634	4 Add 1 Add 4 Add
L	Suley \$4	Destarghen Pd.	24-957 24-969 22.07		F 11	7374 7	631 632	6800 680	0 999	+70 0	10 0.53	310 360	11 000	- 1	1.27	877 843 1	0 311 3	140	0.42 0.00	0 0	9 174 9.074	1 .use
PARK A'EMIE	Treat St. Second St.	Second St. 58: 42	21664 21695 31,0 21694 31715 31,0	PDOT Urber Arbeit Class I (1-40eph) PDOT Urber Arbeit Class I (2-40eph)	D (11074	20413 30	74 092	(A100 1330	20 0090	1720	0 000	1720 0	0 2.00	- ,	17 00	100 000 17		0 3014	0.00 0.00	c .	0 114 0 074	3 144
POSE SILAND ED	NE 146 Avr Del Frede Blvd	NE 1+te Ave	23*94 20'26 (LD)	FDOT When Artered Clear I (*48eph) FDOT When Artered Clear I (*48eph)	D 125042	41108 40°	14 592	37*00 3*90 33400 3380	0 000	3540 0	1434 0766	1470 1910 1310 1700	894 8 04 332 8 61	- 11		8 43 0 17 B		20 2100	953 981	5 5	0.54 1.04	1 .444
PLANTA TION RD	Wax Columni Hvd	Dal Frado Bivd.	20064 IV'67 4LD	FDOT Urbes Arternal Clear I/1-40 mg/k)	D 1160-0 D 1160-0 E 47	15192 US	00 002	41400 (190 1400) 1600	0 0 0 0 0 0	37,40 0	131 0.44	1420 2210	172 0.01	19	13.14	8 43 83 8	16] 1623 21	26 2109	0.78 1.01	5 1	0 74 0 74	6 144
NAMES CAMPANAMAN	Colonia Ned Cell oper Shid	Challenge Ned Walte Ave	2201 2262 626				4 411	14400 247	0.001	1310 0	1140 046	1190 1010	247 8 61 221 8 61	26	13 78	13 13 1	## 12 B	A1 29 40	9 (7 9 9	\$ 5	12 12	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
SLATER ED	Multi-Chieb Rd	Desired Sive	2,211 1216; 61,00 1287 12870 61,00 22741 12870 61,00 22741 12861 61,00 21964 21953 11,00 21961 11974 11,0		8 31	24741 74	4 10	1460 146	0 0001	1110	740 046	1310 1700 1420 2210 1110 870 1350 1250 1350 1050 1270 1050 120 210 140 350	181 0.01	17	611	8 (3) 8 (3) 8 8 (3) 8 (4) 9 8 (7) 8 (4) 10 8 (8) 8 (7) 4		11 150	20 20 20 21 20 21 21 21	2 2	0.04 1.01	333
	Del Free Bive	Eryster + Fd	1991 1994 112			10007 ex 7071 7	19 12	6800 68	56 0104	78	10 033	340 380	85 0.01 11# 0.01		9 61	10 10 1	d 30 3	155 560	0.30 0.0	2 2	074 074	1 44

EXHIBIT J (Page 3 of 4)

EXHIBIT 66
BABCOCK RANCH COMMUNITY - INCREMENT 1 NOPC
FUTURE (2016) TRAFFIC CONDITIONS WITH BRC
DIRECTIONAL PEAK BOUR, PEAK SEASON

LEE COUNTY

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				40 (-11			MOCE				tereti .		Non-Propert	NAME OF	es revous					brestiant.	Page 2		ź.		24.74	. 43			g. Mar.
			DIFF		ì			106	FROT See	FRITMS	Prost	PAWART		Annual Control			D.Fado.	Du. Valaus	7.012			New Mall			Sold	Value	# # LC	-	MI.	3034 Lux		<u> </u>		of Bucon
POADWAY	291,94	Tri		Nede Lan		Facilities		794	toers.	PSWADT	Treffe	Taubre .	AADT	AADT	Factor No.	dare D	No. Decl.	Dirl Dirl	PEWAL		Peak Hou				iri Del		Dert STD			Dot Dry	Det 4		of Deck Lan	
			-																				-											
																			198		147	,												
(Stat 1)	38.0	Revetore Rd	1.007	746061 3LD	FD07	Urbas Artenial Class	Li 2-dd modd	10	130935	20017	15648	0.03	127901	11760	0.660	11 (0)	4431 4771	4861 44	el 1	601 A.M	4 62	U 474.0	sI 0.53	0.15	1941 1931	T 1641	611	924 T	1651	n Tr	TT 27.65	1145	THE TANK	· TAME 25
	Septor No.	Cit Sate D	12.75	10133 ILU	FDCT	Urbes Artend Clean	I Continued	ō	110030	191 11	10.41	6.43	9700	rante	2 640	\$10	0.421 0.21	100 11	47	12 04	1 0	120	1 0 17	043	133 402	1 229	B11	354 to 3	601 1 30	D 1 D	17.00	43 %	44	2 344 01
		Rayabar e Rai Ci e Ravion Di Porth Recor Rai	191717	14761 160	FD	Of Real Developed	History		121001	17344	1146	993	7600	7800	9.995	100	9 432 9275	210 42	90	4 04	99	902.	9 9 9 9	044	348 418	478	HIL	152	64 1.00	B 1 2	64.5%	415	4 4 7	4 Said 28
	North Payer Rd.	Charlette Court Lies	2196	14"99 11.0	FD	T Rani Developed	Makery	e	120273	15777	7716	0.93	7590	3300	0.097	300	9.444 9.116	120 11	100	49 0.7	196	1066	1 0.37	0.45	603 442	423	74.1	190	107 6.07	CC	717	14.15	1117	2 144 01
50. LL	Tomber Ave.	Pró Ave.	41791	21652 0.0	r per	Orbes Apherial Clear	2 (+35moto	- 0	123972	29714	394	9 10	28400	27160	0.290	2160	0.135 0.463	1300 113		19 0.00		2.0	u 0.57	0.0	7 7	138	1111	712 4	111 040	D 0	0.1%	0.1%		4 144 00
	Park Ave.	V S Monator Nv4	12071	23041 CD	TOCT	Urber Arterial Clear	2 (+3/mmh)	D .	125009	27941	3/24/	9.84	36300	37300	0.250	12.50	0 131 0 46	1744 171	011	10 0.00		1	4 0.57	044	21 21	1 763	1312	70	6) 0 10	7 1 0	6.1**	9134	++7	6 1444 18
	1 4 Aboumber Bird	Michigan Link Ave	12541	22451 G.D.	TOCT	Other Uterial Class	2 (+3 ma)	- 0	123009	43,44	43494	0.94	41700	40-4001	0.290	1770	0 531 0 461	30 30 173	e I	9 0.00		4	6 0 41	617	31 33	2023	1735	712	12 141	7 7	6.2%		++7	6 144 15
	Mich pu link Ave			17647 120	FOOT	Orber Arterial Com	(1)-45uphi		12/0/3	3 560 5	12373	4.96	10100	48900	0 890	41.40	0.138 0.442	14,50 210	e	12 0.00	-	1	0 0 17	640	1 1	1471	1941 11007	171	17 0 50	PC	0.1%	0.5%	++7	6 Add 13
	Cabo Ave	271		DES MILE	FOOT	Orber Arbeital Com	Ly-40erph)	- 6		41175	41213	0.84	18800	14900	0.890	1190	0./38 0.462	1230 144	9	63 0.00	-	4.7	0.97	045	4 3	2074	244)	171 1	0.77	c c	0.1%	0.1%	7 7	6 Add 01
	F21	Sectional Pd	25799	13:35	FDOT	Other Arbond Cited	[(240mg/k)		114044	7324.5		0.94	70.00	64 800	0.890	416	0.566 0434	32:00 374	io L	46 4.01	- 1-	34.	J 0 45	0.97	11 65	3601	1914	111	14 616	7 0	0.74	0.50	17	E Add tit
	Back paper Rd	Lee blod		14677 ALD		Linker Arterial Class			[1001]	61787		ř	17900	17300	0.096			1970 314		9.01		ž	0.43	0.37	• 0	19.91	3231 1	CIL O	101	c f	6.74	000	T	B Add III
	Las Sitté	Clamery Rd.		Tales erro	Poort	Office Arternal Library	f _e >eo.mpaj	ь	1,10077	17700	57555	924	14100	31300	0.990	1670	0.432 0.574	30,30 184	na[] t	31 6.01		140	u 1.43	8.17	2 6	30)7	1849 3	130 1	91 0.4	c c	0.24	674	1	9 AM 98
SR D-Le S	Sepheard N.	Park Ave	11594	11/17 B.O	FDOT	Urbes Arbertal Class	1 (Thirteen)	ū	120023	1433	141.89	0.94	1 4000	1.1500	0.000	1360	0.000 I	0 Lie	ol s	20 401		12.7	7 8.60	1.00	p 12		1343 3	011	20 041	c c	104	1.0%		1 444 00
SR D - let S	Park See	Pinet No. 1 Palest Reach World		UMI HO		Ditter Whene Ches		n	121011	19235	10100	0.04	18100	17500	0.000	IAM	1.000	1430	of the	4 401		11 4	d 100	0.00	10	1660	.,	916	61 600	D C	2.0%	0.004	++	1 444 60
SR D - Jul B SR D - Pela Seuch	Ped See	Pres St. Prior Break Nivel V.S. Shorman Blvd.	13553	LICHT BLD	FDOT	Crime Arteria (Jean	L > Marin	1 5		13390	11547	191	10,000	1440	0.340	1740	8 3M 0 M	1470 115	šI - 1	40 000	3	9	1 17	6.01	7 4	1715			72 0 02	7 1 7	119	100	+-+-	1 144 0
	VA Brende Myd	Jee Wed		ILUS ILD	The T	Diam Utrial Class	(1.20mmi)	6	111075	12971	31770	0.54	12200	31.400	0.540	Da Mil	4 The 0 MI	1176 111	1 - 1 1			177	4 4 4 7	6431	751 11	1641	1401	100	1 6 27	7 10	135	184	+-+-	1 424 AN
	Caritz BINVI.	L75	J3916	11624 6ED	7507	Orben Arterial Class	(P Wnesh)	1	12/020	35317	35774	1 34	31490	51 900	0.290	1910	0 530 0 441	1370 135	of 1 175	90 011	16	1612	77 6 57	0.435	931 721	1663	1430	171	33 8 3	2 2	394	174	+	1 12 2
	F77	39.31	14305	14 '62 6LD	FOOT	Orben Arten M Class	Li-Genti	- 6	125001	17792	33342	493	30900	30900	0.000	1700	1632 0.564	1760 103	0 13	10 0 17	- 4	489	14 2 57	1 10	173 501	1011	151	771	64 6.90	c c	264	660	117	A AND OIL
	18 31	Declaration #4	14805		POOT	Urbes Uterial Class	1 (-40mpts)	0	120003		3+643	0.93		12 400	0 300	25.20	0 375 0 125	1480 114	0 11	6 011	19	193.1			B 1111	1764	(A)	60	84 0 64	2 2	464	334	1117	1 142 0
	Duckenplace R4	W. of Werner Dr		11783 MLD	T	FEOT Dress House	***		120012	19;94	19100	2931	(7800)	21000	0 000	1.890)	0 171 0 125	1090 20	•			9.3	+ 243		4 4	1094 (801	140	34 6 25	0 10	9.15	6.25	7 7	1 448 65
	TAL of Water Dr	Rickey Creek	36741		3	77 Rarel Deceloped	Ugimey	n	120006	300	18947	0.93	17600	17700	0.00//	1460	4 A P 1 1 1 4 2 5	990 11	बा ः	33 0.00		3.5	9 9.43	1 237	71	6721	71.5	(10)	1.46 2.34			8.1%	7	4 344 65
	Richey Creek		12921			2DOT Rank Arter	(d	•	120006	19479	19679	0.93	16,900	19300	9.09.1	1749	9.57/ 0.43/	1000 74	0	4 0.00		0,0	9 . 9.43	1. 157	0 9	1000	760	167 6	62 746		3.0%	8.0%	17	4 466 42
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_	State of Bridge Howy	Pondela Rd		MAN SER	PO-T	Urban Aylanid Class Orban Lybrid Class Urban Lybrid Class	Lindonski	1 %	3600 3004 3101	1 200 135	7700	0.00	21100	44400	1 600	See.	6 tot 2 Dr	1776 177	it :	4 4 4		1 73	1 0 17	1 277	11 1	2000	1251	wet to	54 340		1 - 5 115	815	+-+-7	1 22 1
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J-3

		BRC Increment 1		
	Synchi	o Arterial Level of Servi	ice	
Roadway	From	То	Northbound	Southbound
SR 31	Cook Brown Rd./B-B	Horseshoe Rd./C-C	A	A
	Horseshoe Rd./C-C	D-D	A	A
	D-D	North River Rd.	A	A
	North River Rd.	Bayshore Rd. (SR 78)	A	В
	Bayshore Rd. (SR 78)	SR 80	В	С
	Overall		В	A

The Synchro arterial analysis indicates that all segments of SR 31 (including overall segment LOS) are expected operate within FDOT LOS standards with the existing two-lanes, coincident with the buildout of BRC Increment 1 at year 2026.



EXHIBIT K

Increment 1, Future (2026) Traffic Conditions with Project Proportionate Share Calculation

EXHIBIT K

		Proportio					Incremen	iverse inte	rsection	ı				
		270001113						-			portingete Shere Cale			
										Cometrività	Capacity (with			
Intersection		Logrenment	Contraction Cost	Custagency (25%)	Treel Construction Cost ¹⁰	Engineering (15%)	CEL (15%)	Total Project Cost ⁽²⁾	Project Truffic	background improvements	heckground and project improvements)	Capacity Added	Preportionate Share (%) ^{(A}	Prepartin Stare Co
	LT	No Project related proportions	ja	\$0	50	3 11	\$:	\$0		243	155		10%	\$0
N#	There	Restript to add NBTs, un approach and add receiving NBTL (total of 27"	\$366,163	\$91.541	\$457,71M	\$64,656	\$64.636	\$595,015	.165	330	2.000 57%	1.131	34%	\$204.5
	RT	Chamelter NBRT**	\$174,767	\$41,842	\$218.459	\$32,764	\$12.769	\$283,996 \$0	. 84	340	57A	142	99	
**	Dire	No Project related improvements No Project related improvements	\$0 \$0	\$0	\$11	50	90 90	10		199	337	710	0%	311
	R3	Charactur SBRT** Add EBLT (post of 2)	\$174,767	\$43,692	\$214,459	\$33,769	\$32.7M	\$2K3.996	207	- 412	518	316	P(0)	\$281,9
EB	The	Add EBLT (total of 2) No Project refused reprovement	\$83.334	\$30,634 So	\$164.16F	\$15,625	\$15,625 \$0	\$135,418	274	2,003	2.005		0%	\$0
1.0	R.Y	No Project related improvement	SII	\$0	\$10	ŞI	\$0	\$0		M1	924	285	0%	- 511
	LT	Add WBTL (mad of 2)	\$10,33H \$0	\$31,814 \$0	\$104,168 \$9	\$13,623	\$15,625	\$135,418		255	273	17	99	\$/1
ws	RT	No Project related supervication No Project related supervication	şa \$0	50	20	50)	50	\$0	100	,,,,,,	1.100		9%	\$0
		Salara	AMILMS	E236.591	\$1,100,956	\$165,467	5/65,443	41,433,00			7			\$623,95
				-						Fre	portioner Sure Cul-	- William		
(merustie					Total					Camely (with	Capacity (with		Proportionale	Propertie
SR 31 at SR		Improvented	Contraction	(25%)	Contraction Cast ¹⁹	Engineering (15%)	CH (15%)	Total Project Cost ^{(D}	Project Traffic	background improvements)	project improvements)	Copacity Added	Name (%)	Share Co
	Lī	No Programman improvement	- Gn	10	Sc	\$0	\$0	- Gi		110	326	15	94	şā
NE.	Thrs	Add NBT approach and receiving lane (wast of 2) "	\$732.326	SINUM2	\$405,409	\$137.311	\$137,311	\$1,190,000	530	849	2,000	1.120	47%	\$563.1.
	RT	No Project soluted improvement	\$1 \$0	\$0	\$0 \$0	\$11 \$0	\$0	\$1) \$0)	_				P\$	ps
NB.	Three	No Project related improvement. Add SIIT approach and receiving lane (small of 2)	5732 326	\$181/002	\$415,400	\$137,311	\$137.311	\$1,190,010	349	1980	2,000	1,120	364	\$423,9
	gr]	No Project related reprovement	ja .	\$0	\$0	S ()	10	p n	102	642 415		2)	irs	90 90
23	LI	No Project related areptorement No Project related improvement	\$0 \$0	\$0 \$0	50	San Gr	\$0	\$0 \$0	136	413	434		179	50 50
	There.	No Project related approvement	50	20	10	\$0	\$0	\$9		-			94	\$11
		No Project related interpretation	\$0	\$11	\$0	50	30	\$1					9%	91
	1.7													
ws	Titro Ei	no Priyot to thinks improvement. No Priyot to cleard improvement. No Priyot to cleard improvement. No Priyot to cleard improvement. Scalanced.	\$1,444,453	\$344,143 \$11	\$0 \$0 \$1,4M,4%	\$0 \$0 \$074,432	\$11 \$11 \$274,433	et mim N	-				173	Şi)
WE	Thre	No Project related improvement. No Project related improvement.	\$0 \$0	\$n \$h	50	\$0	Sti	<u> </u>		- Fig	perdensis State Cab	ridatiko		Şi)
WB	Thre IE	No Project celand improvemen No Project celand improvemen Rahmad.	\$1,444,453 \$0	\$0 \$0	50 EIAMAIN Tena	\$1 \$74412	\$11 \$274,822	SI MEMO	Preject	Capacity (with	portleme is Shore Cab Capacity ; with background and		Proportionals	SI 2007,00
	Thre Et	No Project class disposement No Project class disposement Endougl Endougl Engovernment	\$0 \$0 \$1,444,659 Count runtion Cost	SII SIAL/AD Cantingency (25%)	SI SIAMASIA Tenal Construction Cost 18	\$0	\$1 \$274,233 CEL (15%)	Si Manage Si Manage Total Project Cost ⁽²⁾	Project Traffic	Capacity (with hackground Improvements)	Capacity ; with background and praject improvements)	vision	Proportionals Name (%) Or	\$1007,000 Propertie
Intersection	Three IRI	Na Project clearl approximen Na Project clearl approximen Na Project clearl approximen Laborate Lamport manus Na Project celearl approximent	\$0 \$1,444,653 Construction Cost	SII SIGALIAN Candingency (25%)	Total Construction Cost 18	\$274,422 . Engineering (15%)	\$1 \$274,822 CEL(15%)	Si Degeno Ford Project Cost 19	Traffic	Capacity (with hockground	Capacity (with background and project improvements)	Capacity Added	Proportionals Name (%)	Propertie Share Co
latersection	Three III	Na Project clear approximent Na Project clear approximent Stational Laborat Laborat Approximates Na Project clear approximent	\$0 \$1,444639 Construction Cost	Sit Sit Contingency (25%)	SI SIAMASIA Tenal Construction Cost 18	\$74,622 . Engineering	\$0 \$274A22 CEL(15%)	Si Manage Si Manage Total Project Cost ⁽²⁾	Truffic 550	Capacity (with heckground improvements)	Capacity with background and praject improvements) 157 1,259 1,167	Cajudo Addes	Proportionals Share (%) ^{DI} 0% 0%	Propertie Share Co
imersecto 31 et North Ri- NB	Thre	No Project cloud approximent, No Project cloud approximent, No Project cloud approximent Entered Larger annual No Project cloud approximent	\$0 \$1,444,633 Count rundom Cost \$0 \$0 \$0	\$11 \$15 \$344_f43	Total Construction Cost 100 S0 S0 S0 S0	\$2; \$274,622 . Engineering (15%) \$9 \$9 \$9 \$9	\$0 \$274,822 CE14154:1 \$0 \$0 \$0 \$0 \$0	Stanton Total Project Cont 2 10 10 10 10 10 10 10 10 10 1	Traffic 550	Capacity (with hackground Improvements)	Capacity (with beckground end praject improvements) 137 1,257 230	Capacity Added	Propertionals Share (5) ²⁵ 03 03 04 04	Propertie Share Co
Intersection	Thre	No Project claim of approximate No Project claim of approximate No Project claim of approximate No Project Claim of American State of Amer	\$0 \$1,644,633 Construction Cost \$0 \$0 \$0 \$0	\$10 \$10 \$344,743 Contlagency (25%) \$11 \$11 \$12 \$12 \$13	Total Construction Cost of Str. Str. Str. Str. Str. Str. Str. Str.	\$274422 . \$274422 . \$274422 . \$39 . \$30 . \$30 . \$30 . \$30 . \$30 . \$30 .	\$0 \$274,832 CEL (15%) \$0 \$0 \$0 \$0 \$0	Si becase Ford Project Cost of 10 50 50 50 50	550 34 416	Capacity (with heckground improvements)	Capacity with background and praject improvements) 157 1,259 1,167	1,254 1,254 1,257	Proportionals Share (%) ⁽²⁾ 0% 0% 0%	Propertie Share Co So So So So So
Linerweetto 31 at North Riv NB	Thre	No Project cloud organisment No Project cloud organisment No Project cloud organisment Language Language Language Language No Project cloud organisment No Projec	\$0 \$1,844.639 Construction Cest \$0 \$0 \$0 \$0 \$1,847.787 \$43.334	\$11 \$10 \$744,743 Contingency (25%) \$11 \$11 \$21 \$21 \$21 \$21 \$21 \$21 \$21 \$21	\$0 \$1,236,216 Construction Cest ¹⁰ \$0 \$0 \$0 \$1 \$1 \$1 \$10,456	\$0, \$174,412 \$174,412 \$19 \$19 \$19 \$19 \$19 \$17,623	\$0 \$274,822 CE1 (15%) \$0 \$0 \$0 \$0 \$1 \$1 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2	\$2 500,000 Feed Project Core 18 50 50 50 50 50 50 50 50 50 50	Traffic 550	Capacity (with background improvements) 363	Capacity (with hackground and project improvements) 137 1,259 1,1867 239 1,238 1,040 1,040	1.254 1.254 1.87 1.228 1.049	Proportionals Share (%) ¹⁷ 0% 0% 0% 1% 1% 1% 1%	\$10 \$207,00 Propertie Share Ce \$0 \$0 \$0 \$0 \$0 \$2,45 \$0,61
imersecto 31 et North Ri- NB	Thre	No Project cland approximent, No Project cland approximent, No Project cland approximent, Approximation Import manus Interpretation Interpretation Interpretation Interpretation Interpretation Interpretation Interpretation Interpretation Add INTY	\$0 \$1,444433 Construction Cost \$0 \$0 \$0 \$1 \$1 \$1,44,747 \$43,33 \$0 \$0 \$1,74,747	\$10 \$10 \$344,743 Contingency (25%) \$11 \$11 \$12 \$12 \$13 \$13 \$14 \$15 \$15 \$15 \$15 \$15 \$15 \$15 \$15 \$15 \$15	\$0 \$1,236,216 Construction Cost ¹⁰ \$0 \$0 \$0 \$0 \$1 \$1 \$218,456 \$1 \$1 \$218,456 \$1	\$0 \$274.422 (15%) \$0 \$0 \$0 \$12.769 \$15.625 \$0	\$0 \$274,822 CEL(15%) \$0 \$0 \$0 \$0 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1	## ## ## ## ## ## ## ## ## ## ## ## ##	550 14 416 9	Capacity (with heckground improvements)	Capacity (with background and praject imagrayamasts) 127 1,239 1,238 1,040 160 100	1.254 1.254 1.057 1.254 1.047 (6W	Proportionals Share (%) ¹⁷ 17% 17% 17% 17% 17% 17% 17% 17% 17%	Propertie Share Co Sure Co Su Su Su Su Su Su Su Su Su Su Su Su Su
Linerweetto 31 at North Riv NB	Three Bi	No Project cloud organisment No Project cloud organisment No Project cloud organisment Language Language Language Language No Project cloud organisment No Projec	\$0 \$1,844.639 Construction Cest \$0 \$0 \$0 \$0 \$1,847.787 \$43.334	\$11 \$10 \$744,743 Contingency (25%) \$11 \$11 \$21 \$21 \$21 \$21 \$21 \$21 \$21 \$21	\$0 \$1,236,216 Construction Cest ¹⁰ \$0 \$0 \$0 \$1 \$1 \$1 \$10,456	\$0, \$174,412 \$174,412 \$19 \$19 \$19 \$19 \$19 \$17,623	\$0 \$274,822 CE1 (15%) \$0 \$0 \$0 \$0 \$1 \$1 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2 \$2	## ## ## ## ## ## ## ## ## ## ## ## ##	550 34 416	Capacity (with background improvements) 56.)	Capacity (with background and project improvements). 197 1,239 1,367 2,299 1,228 1,040 1,000 1,0	1.25v 1,857 1,867 1,25s 1,949 (60 11v 142 1,75v	Propertionals Share (%) ²⁵ 6% 6% 6% 6% 1% 1% 1% 1% 1%	50 5007,600 Propertie Share Co 50 50 50 50 50 50 50 50 50 50
Linerweetto 31 at North Riv NB	Titre ET Aver Rand Lit Thru EL Thru ET ET ET ET ET ET ET ET ET E	his Project cland approximent, his Project cland approximent, his Project cland approximent, his Project cland approximent May Project Cland approximent	\$0 \$1,644.639 Count rundom Cost. \$0 \$0 \$0 \$0 \$1 \$0 \$1 \$0 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1	\$1 \$14,743 \$244,743 \$244,743 \$244,743 \$244,743 \$245,743 \$245,743 \$245,743 \$245,743 \$245,743 \$245,743 \$245,743 \$25,743	50 \$2,838,256 Total Construction Cost 100 50 50 50 50 50 50 50 50 50	\$0 \$174,422 \$174,422 \$1540 \$0 \$0 \$0 \$15,623 \$0 \$15,623 \$15,623 \$15,623 \$15,623	\$0 2774A32 CEL (15%) \$0 \$0 \$0 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1	52 May 640 Food Project Cond ⁽³⁾ 50 50 50 50 50 50 50 50 50 50	550 1416 12 0	Capacity (with background improvements) 363	Capacity (with background and graylet) improvements) 157 1,259 1,258 1,040 160	1.294 1387 1387 1398 1399 140 141 142 143 166	17% Propertiessis Share (%) ²⁵ 17% 17% 17% 17% 17% 17% 17% 17	50 2007,00 Propertie Share Co 50 50 50 50 50 50 50 50 50 50 50 50 50
latersection 31 of North Riv NB NB EB	Three ET	No Project claim of approximate, No Project claim of approximate, No Project claim of approximate, Indianal Indiana	\$0 \$1,444439 Construction Cost \$0 \$0 \$0 \$0 \$1 \$1,744,767 \$0,334 \$1,742,767 \$0,344 \$0,344 \$1,426,74 \$0,344	\$10 \$10 \$144,743 \$244,743 \$10 \$11 \$11 \$11 \$11 \$11 \$11 \$11 \$11 \$11	\$0 \$2,838,846 Construction Cest ¹⁰ \$0 \$0 \$0 \$0 \$0 \$1 \$218,459 \$108,450 \$10,4	\$0 \$174,422 \$19 \$0 \$0 \$0 \$0 \$10 \$10 \$10 \$10 \$10 \$10 \$10	\$0 \$274,822 \$0 \$0 \$0 \$0 \$1 \$1 \$1,760 \$1,760 \$1,760 \$1,5,25	## ## ## ## ## ## ## ## ## ## ## ## ##	550 540 410 12	Capacity (with background improvements) 56.)	Capacity (with background and project improvements). 197 1,239 1,367 2,299 1,228 1,040 1,000 1,0	1,254 1,367 1,367 1,256 1,369 1,569 1,569 1,579 1,42 1,79 1,60 1,47	Propertionals Share (%) ²⁵ 6% 6% 6% 6% 1% 1% 1% 1% 1%	\$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10 \$10
latersection 31 of North Riv NB NB EB	Titre ET Aver Rand Lit Thru EL Thru ET ET ET ET ET ET ET ET ET E	his Project cland approximent, his Project cland approximent, his Project cland approximent, his Project cland approximent May Project Cland approximent	\$0 \$1,644.639 Count rundom Cost. \$0 \$0 \$0 \$0 \$1 \$0 \$1 \$0 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1	\$1 \$14,743 \$244,743 \$244,743 \$244,743 \$244,743 \$245,743 \$245,743 \$245,743 \$245,743 \$245,743 \$245,743 \$245,743 \$25,743	50 \$2,838,256 Total Construction Cost 100 50 50 50 50 50 50 50 50 50	\$0 \$174,422 \$174,422 \$1540 \$0 \$0 \$0 \$15,623 \$0 \$15,623 \$15,623 \$15,623 \$15,623	\$0 2774A32 CEL (15%) \$0 \$0 \$0 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1 \$1	\$2 SE SEG AND Project Cont 127 SO SO SEGUMENT SO SEGUM	550 1416 9 12 0 0	Capacity (with background improvements) 56.)	Capacity (with horizonand east graylet) improvements) 137 1,239 1,067 2,99 1,228 1,060 100 100 100 100 100 100 100 100 100	1,254 1,367 1,367 1,256 1,369 1,569 1,569 1,579 1,42 1,79 1,60 1,47	17% Propertiesmin Share (%) ¹⁷ 17% 17% 17% 17% 17% 17% 17% 17% 17% 17%	50 2007,000 Propertie Starr Co 50 50 50 50 50 50 50 50 50 50
latersection 31 of North Riv NB NB EB	Titre ET Aver Rand Lit Thru EL Thru ET ET ET ET ET ET ET ET ET E	No Project cloud approximent (in Pro	\$1 \$2 \$1,444.653 Count rection Cest. \$0 \$0 \$1 \$1,74,767 \$43,334 \$64,334 \$64,344 \$64,34	50 50 5344,743 — Candingency (25%) 50 50 50 50 50 50 50 51,754 52,754 52,754 53,754 541,662 52,754 53,754 541,662	50 \$1,256,256 Total Construction 50 50 50 50 50 50 50 50 50 50	\$0 \$274,422 (15%) \$0 \$0 \$0 \$0 \$1,760 \$1,023	\$0 \$274,422 \$0 \$0 \$0 \$0 \$1 \$1,750 \$1,	50 52 MA 600 Cost in 10 50 50 50 50 50 50 50 50 50 50 50 50 50	550 1416 9 12 0 0	Capacity (with background improvements) 56.)	Capacity (with horizonand east graylet) improvements) 137 1,239 1,067 2,99 1,228 1,060 100 100 100 100 100 100 100 100 100	1,254 1,367 1,367 1,256 1,369 1,569 1,569 1,579 1,42 1,79 1,60 1,47	17% Propertiesmin Share (%) ¹⁷ 17% 17% 17% 17% 17% 17% 17% 17% 17% 17%	50 2007,000 Propertie Starr Co 50 50 50 50 50 50 50 50 50 50
latersection 31 of North Riv NB NB EB	Titre ET Aver Rand Lit Thru EL Thru ET ET ET ET ET ET ET ET ET E	No Project cloud approximent (in Pro	\$1 \$2 \$1,444.653 Count rection Cest. \$0 \$0 \$1 \$1,74,767 \$43,334 \$64,334 \$64,344 \$64,34	50 50 5344,743 — Candingency (25%) 50 50 50 50 50 50 50 51,754 52,754 52,754 53,754 541,662 52,754 53,754 541,662	50 ##ANAJAs Tend Construction Cost** 50 50 50 51 510 510 510 510 510 510 510	\$0 \$274,422 (15%) \$0 \$0 \$0 \$0 \$1,760 \$1,023	\$0 \$274,422 \$0 \$0 \$0 \$0 \$1 \$1,750 \$1,	50 52 MA 600 Cost in 10 50 50 50 50 50 50 50 50 50 50 50 50 50	550 1416 9 12 0 0	Capacity (with hackground improvements) 563 530 4 4	Capacity with background and project impressments 1 (27) (27) (28) (28) (28) (28) (28) (28) (28) (28	Capacity Added 1,249 1,347 1,228 1,342 (69) 144 142 179 160 147 1,356	Proportionals Share (%) ²² O's O's O's Proportionals I's O's O's O's I's I's I's I'	50 5007,600 Propertie Share Co 50 50 50 50 50 50 50 50 50 50
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Total Construction Case includes address of 25% for Scope Contingency to the Construction Cost.
 Total Bridge Cost Includes address of 10% for Performance Engineering and 15% for CPL of the T

dpa

Total Project Cost Includes addition of 15th for Prohemory Engineering and 15th for CEL to the Total Consenses Cost. This doct not include Sight-Oil Way Cost.
 Programmer State State (Project Tipps) (Filester Costs) Captains after project improvementals. Have Group Captains before project improvementals.
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