

Project
Development
and
Environment
(PD&E) Study

Final Pond Siting Report

S.R. 574 (Martin Luther King Jr. Boulevard) from C.R. 579 to McIntosh Road Hillsborough County, Florida

WPI Segment No. 255893 1 FAP No. 2081-018P



Florida Department of Transportation - District 7 Tampa, Florida



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Submitted to:

Florida Department of Transportation - District 7 Tampa, Florida

Submitted by:

AYRES

ASSOCIATES

TABLE OF CONTENTS

SEC1	<u> </u>		PAG	E
	TABL	E OF CONTENTS	I	
	APPE	ENDICES		
	LIST	OF TABLES		
	LIST	OF FIGURES		
1.0	INTR	ODUCTION	1	
2.0	PRO	JECT DESCRIPTION	2	
	2.1	Existing Drainage	Patterns3	
	2.2	Soils Information	4	
	2.3	Wetlands and Thre	atened and Endangered Species5	
	2.4	Floodplains	7	
3.0	PONI	D SITING ANALYSIS	9	
	3.1	Drainage Approach	and Development of Alternative Pond Sites9	
	3.2	Evaluation of Alterr	native Pond Sites	
4.0	PERM	MIT REQUIREMENTS	14	
5.0	RECO	OMMENDATIONS		
APP	ENDICES	S		
	Appe	ndix A	Hydraulic Calculations	
	Appe	ndix B	Plan Sheet Exhibits	
	Appe	ndix C	Right-of-way: Costs	
	Appe	eridix: D	Construction Costs	

LIST OF TABLES

TABL	ENO.	PAGE
2-1	Tampa Bypass Canal Watershed	4
2-2	Baker Canal Watershed	4
3-1	Drainage Sub-Basin Characteristics	10
3-2	Summary of Proposed Pond Site Characteristics	11
3-3	Right-of-way and Construction Costs for Proposed Pond Locations	13

LIST OF FIGURES

FIGU	RE NO.	FOLLOWS PAGE
2-1	General Project Location Map	2
2-2	Recommended Alternative 5-Lane Urban Roadway Typical Section	2
2-3	Recommended Alternative 4-Lane Suburban Roadway Typical Section	
	(45 mph Design Speed)	2
2-4	Recommended Alternative 4-Lane Suburban Roadway Typical Section	
	(60 mph Design Speed)	2
2-5	4-Lane Bridge Typical Section (Bridge Replacement Alternative),	2
2-6	Drainage Basins	3

1.0 INTRODUCTION

The Florida Department of Transportation (FDOT) is conducting a Project Development and Environment (PD&E) Study to document the preliminary engineering concept for improvements to S.R. 574 (Martin Luther King Jr. Boulevard) from C.R. 579 (Mango Road) to east of McIntosh Road in central Hillsborough County. The length of the Study corridor is approximately 3.6 miles. The purpose of the PD&E Study is to provide environmental and engineering information, as well as the analyses necessary for the FDOT and the Federal Highway Administration (FHWA) to reach a decision regarding the type, design and location of the improvements to S.R. 574; and the impacts, if any, associated with the project.

This Pond Siting Report (PSR) is prepared to find and assess suitable land areas for storm water management and floodplain compensation ponds, using the following criteria: economic feasibility, federal and state protected species, hazardous materials, archaeological resources, utility corridors and easements, geological and hydrologic characteristics, current and proposed land uses, wildlife corridors, and drainage design considerations. Two alternative pond sites are identified and evaluated for each drainage basin, and an optimal site is recommended. It should be noted that information from the following separate technical memorandums of this Study was used for the PSR: Design High Water Report, Preliminary Bridge Analysis, and the Location Hydraulic Report.

PROJECT DESCRIPTION

Within the S.R. 574 corridor, S.R. 574 is an east/west urban minor arterial. The limits of the Study corridor are from C.R. 579 (Mango Road) to McIntosh Road, a distance of approximately 3.6 miles. The project is located in central Hillsborough County and extends through the communities of Mango, Seffner and Dover. A project location map is shown in Figure 2-1.

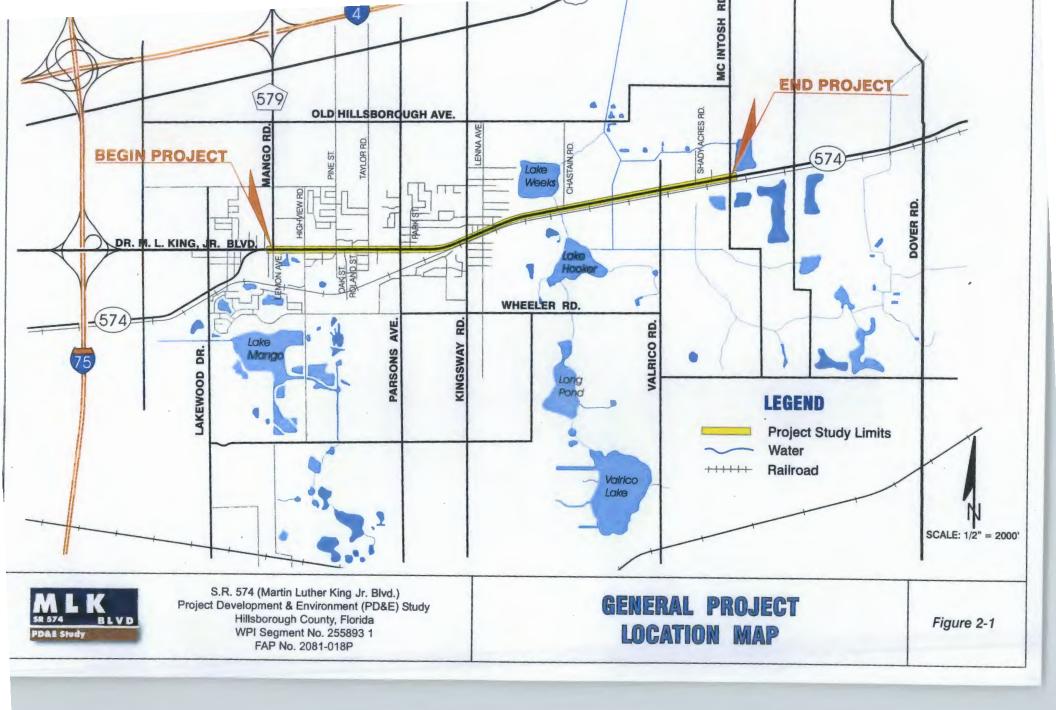
The existing land use adjacent to the S.R. 574 corridor transitions through two areas of generalized land use characteristics. From the western terminus eastward, the land uses transition from dense development (medium scale shopping centers, office/professional office, medical facilities, service stations, restaurants and community facilities) to low density development (a mixture of agricultural, commercial, and planned and residential developments). Although vacant land exists within the Study corridor, future developments are planned for most of this area.

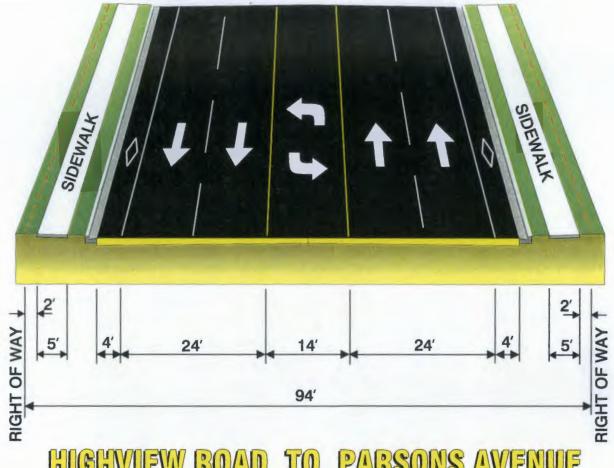
S.R. 574 is currently a six-lane urban section at C.R. 579, which transitions to a three-lane rural section (with a two-way left-turn lane) east of Highview Road. The three-lane section continues to Kingsway Road, where the roadway transitions to a two-lane section up to McIntosh Road. The existing posted speed limits along S.R. 574 are 45 mph and 50 mph.

The recommended alternative for the multi-laning of S.R. 574 from C.R. 579 to east of McIntosh Road can be described with three typical roadway sections. The portion of the project between C.R. 579 and east of Parsons Avenue is proposed to be widened to a 5-lane urban typical section (40 mph design speed) that includes a two-way left turn lane. A 4-lane suburban typical section (45 mph design speed) is proposed in the portion of the project from east of Parsons Avenue to east of Kingsway Avenue. The remaining portion of the project from east of Kingsway Road to east of McIntosh Road is proposed to be a 4-lane suburban typical (60 mph design speed). Both 4-lane suburban typical sections can be expanded to 6-lanes, and the right-of-way (ROW) requirements are 123.5 feet and 131.5 feet for the 45 mph and 60 mph design speeds, respectively. Figures 2-2 through 2-4 illustrate the recommended alternative typical sections.

The recommended alignment generally follows the existing centerline of the roadway with some realignment to reduce impacts to established commercial properties and to avoid a historical cemetery in the western portion of the project. The recommended alignment for the eastern portion of the project was based on a 25-foot offset from the proposed ROW line to the centerline of the existing, active CSX railroad track.

This project also contains one bridge, which spans Baker Canal and is located in the existing two-lane section of the project west of Valrico Road (Figure 2-5 provides the typical sections of the existing bridge and the bridge replacement alternative).





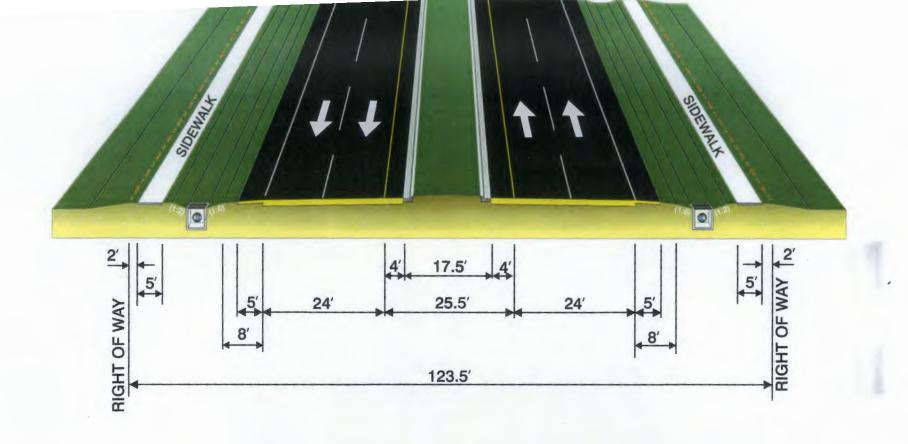
HIGHVIEW ROAD TO PARSONS AVENUE

(40 MPH DESIGN SPEED)



S.R. 574 (Martin Luther King Jr. Blvd.) Project Development & Environment (PD&E) Study Hillsborough County, Florida WPI Segment No. 255893 1 FAP No. 2081-018P

RECOMMENDED ALTERNATIVE ROADWAY 5 - LANE SECTION TYPICAL



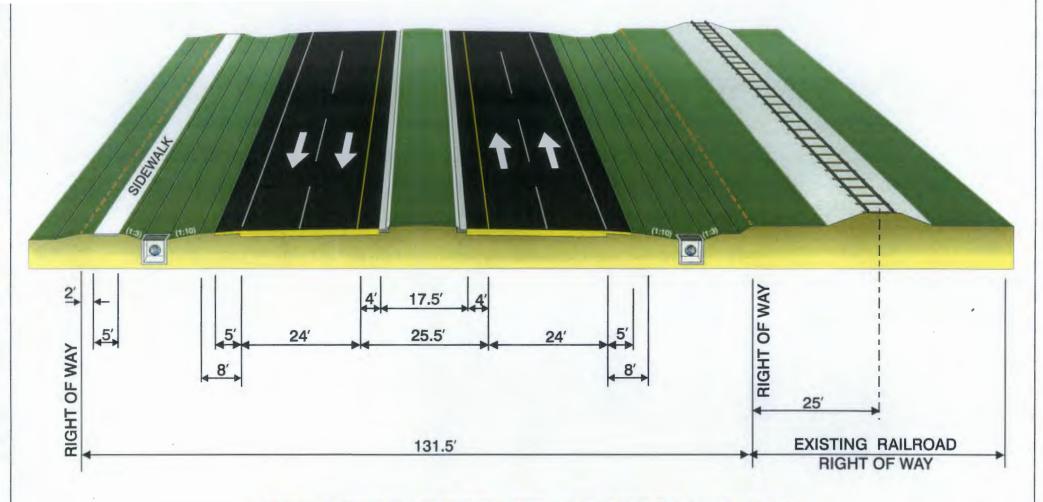
PARSONS AVENUE TO KINGSWAY ROAD

(45 MPH DESIGN SPEED)



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Project Development & Environment (PD&E) Study
Hillsborough County, Florida
WPI Segment No. 255893 1
FAP No. 2081-018P

RECOMMENDED ALTERNATIVE
4 - LANE SUBURBAN ROADWAY
TYPICAL SECTION



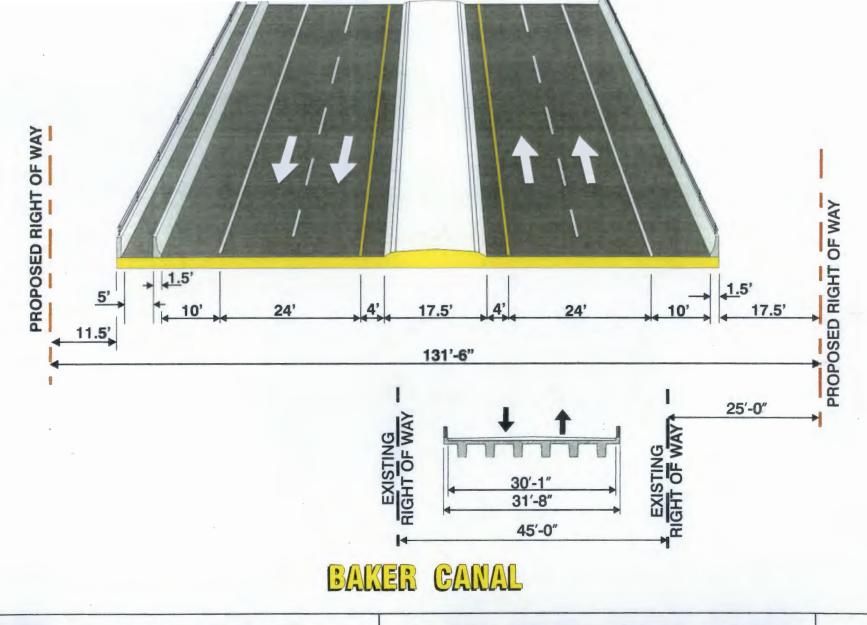
KINGSWAY ROAD TO MCINTOSH ROAD

(60 MPH DESIGN SPEED)



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FAP No. 2081-018P

RECOMMENDED ALTERNATIVE
4 - LANE SUBURBAN ROADWAY
TYPICAL SECTION





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4 - LANE BRIDGE TYPICAL SECTION (BRIDGE REPLACEMENT ALTERNATIVE)

2.1 Existing Drainage Patterns

The existing drainage patterns and basin limits were developed utilizing USGS quadrangle maps, SWFWMD contour aerial photography, data collected during field visits and existing drainage studies (Hillsborough County Stormwater Management Master Plan and Hillsborough River Watershed Management Plan).

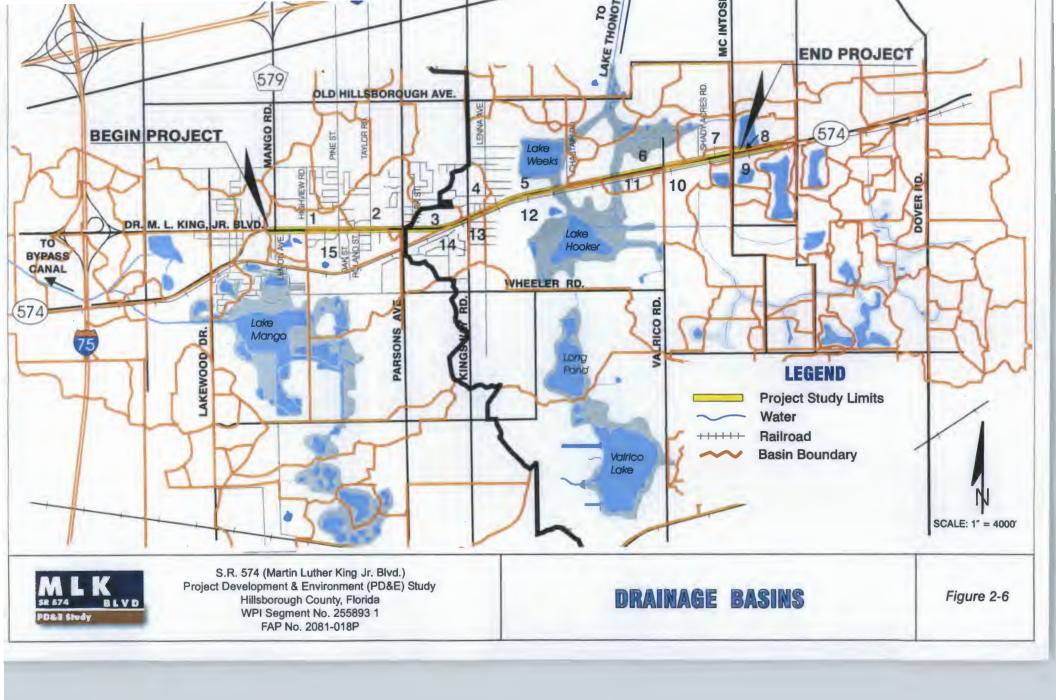
The limits of the Study corridor lie within two significant watersheds. From the beginning of the corridor eastward to Parsons Avenue, the project is part of the Tampa Bypass Canal Watershed (portion of the Hillsborough River Watershed). From Parsons Avenue eastward to the end of the corridor, the project is part of the Pemberton Creek/Baker Canal Watershed.

The Tampa Bypass Canal is a wide trapezoidal channel, and a regulated floodway that contains six major control structures operated by SWFWMD. The total watershed area served by the canal is 45.9 square miles, and the subwatershed that contains the corridor is identified as "Mango," which has a drainage area of 9.1 square miles. This sub-watershed originates at Lake Mango and flows through a main drainage ditch westward to the bypass canal. The open basins within this portion of the Study corridor ultimately discharge via this ditch system to the Tampa Bypass Canal. The closed basins within the Study corridor do not outfall to the Tampa Bypass Canal unless significant flooding and overtopping of the nearby CSX railroad tracks, to the south, occur.

The Pemberton Creek/Baker Canal (PBA) Watershed is 65.0 square miles in size, and contains six major conveyance systems and one outfall. The six conveyance systems are Flint Creek, Campbell Branch, Antioch Branch, Baker Creek, Pemberton Creek, and Baker Canal. Baker Creek receives storm water from the convergence of Pemberton Creek and Baker Canal, and flows one-mile northward into Lake Thonotosassa. This lake is the largest lake in Hillsborough County with a surface area of 819-acres and an average depth of 11.5 feet. The lake outfalls through a control structure operated by SWFWMD into Flint Creek, which flows northward to the Hillsborough River.

The corridor is located in the Baker Canal sub-watershed, which is the southernmost sub-watershed in the PBA system (Pemberton Creek is north of this sub-watershed and east of Lake Thonotosassa, and originates in Plant City six-miles away). Baker Canal originates in Dover, east of the corridor, and flows westward to Lake Hooker. This lake receives storm water from two interconnected lakes to the south, Valrico Lake and Long Pond, and then discharges northward through two crossings beneath S.R. 574. The western most crossing proceeds to nearby Lake Weeks through a triple concrete pipe culvert, and Baker Canal crosses nearby through a bridge opening. The outfall of Lake Weeks connects to Baker Canal north of the corridor, and the canal then continues to the before-mentioned convergence with Pemberton Creek and ultimately to Lake Thonotosassa.

Figure 2-6 depicts the water shed and basin boundaries as well as the existing drainage patterns within the Study area. Tables 2-1 and 2-2 summarize the specific basin data (the basin numbers in the tables correspond to those shown



in the Figure), which are from the Hillsborough River Watershed Management Plan.

-1: Tampa Bypass Canal Watershed

asin ber	Corresponding Study ID Number	25-Year DHW Elevation (Feet)	DHW Elevation (Feet)	Open/ Closed	Sub Basin Area (Acres)	TOC (min.)	CN
	615450	40.91	42.73	Closed	107.75	44.53	86.01
	615660			Closed	151.95	60.00	81.62
	615500	44.33	45.24	Open	128.72	86.29	79.71

-2: Baker Canal Watershed

asin ber	Corresponding Study ID Number	25-Year DHW Elevation (Feet)	DHW Elevation (Feet)	Open/ Closed	Sub Basin Area (Acres)	TOC (min.)	CN
	0311007	70.62	71.53	Open	50.90	29.00	74.00
	0309790	64.90	66.22	Closed	67.80	34.00	67.00
	0309800	46.86	47.42	Open	299.60	41.00	73.00
	0309596	46.26	47.32	Open	181.50	68.00	80.00
	0309650	46.26	47.32	Open	75.20	42.00	81.00
	0309680	58.22	58.41	Open	17.60	44.00	71.00
	0310075	58.48	58.90	Open	51.90	57.00	72.00
1	0310060	48.52	49.90	Open	124.10	85.00	77.00
	0310002	47.38	48.85	Open	28.70	53.00	80.00
	0311000	47.45	48.97	Open	887.50	148.00	80.00
	0311003	72.33	72.40	Open	29.90	61.00	57.00
	0311005	66.79	67.66	Open	96.20	29.00	63.00

Soils Information

The USDA's Soil Survey of Hillsborough County, Florida and field reconnaissance were used to identify the soil types within the Study corridor. In general, soils are sandy and range from poorly drained to excessively drained depending on elevation.

The Adamsville, Basinger, Myakka, Ona, St. Johns and Seffner soil series represent the portion of the soils within the Study corridor that are poorly drained with seasonal high groundwater levels varying from 2 feet above the existing ground surface to 3.5 feet below the existing surface. These soil types are typically encountered on broad plains on the flatwoods and in swamps and

depressions and along the drainage ways of the flatwoods. For this Study, it is anticipated that these soil types would be present between Lenna Avenue and Shady Acres Road.

The remaining soil types within the Study corridor consist of Candler, Gainesville, Lake and Orsino Series. These soil types are moderately to excessively drained with seasonal high groundwater elevations varying from 3.5 feet to 5 feet deep to in excess of 6 feet below the existing ground surface. It should be noted that within the urban portion of the project debris as well as unsuitable material may be encountered.

As part of the preliminary investigation, a preliminary sinkhole/ground subsidence evaluation was conducted that consisted of field reconnaissance of the proposed roadway alignment as well as a study of available published data and field investigation information. Based on the data available, it was concluded that there was no evidence of sinkhole activity along the Study corridor; however, it should be noted that the ecological and hydrogeologic conditions within the Study corridor could potentially result in the development of sinkholes.

Wetlands and Threatened and Endangered Species

Wetlands within the corridor were initially identified through review of mapping resources including the Natural Resources Conservation Service's (formerly the Soil Conservation Service) Soil Survey of Hillsborough County, Florida (1989), National Wetland Inventory mapping, and 1 inch = 200 feet scale project aerial photography, which was documented in this Study's Draft Wetland Evaluation Report. Wetlands were identified in the field utilizing the United State Army Corps of Engineer's (USACOE's) Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1987). The wetlands were classified according to the United States Fish and Wildlife Service methodology; and wetlands that may be potentially affected were assessed for functional significance using the Wetland Rapid Assessment Procedure (WRAP), as developed by the South Florida Water Management District (SFWMD) and utilized by the USACOE. Sizes of potential wetland impacts were determined graphically from project aerial photographs and project concept plans.

The surface water systems are incised urban creeks within the S.R. 574 right-ofway that were natural in origin; however, they have been altered to function primarily for flood control. The natural systems in the project right-of-way are either connected to existing storm water management systems or isolated in nature.

Eight wetlands and natural surface waters and thirty other surface waters were identified within and along the project corridor. Wetland Rapid Assessment Procedure (WRAP) analyses were conducted for the eight wetlands and natural surface waters. These areas consisted primarily of scrub-shrub palustrine systems, palustrine systems with emergent vegetation, and palustrine systems with an unconsolidated bottom. The highest rated wetland, a palustrine scrub/shrub system, received a WRAP score of 0.58.

Additionally, the Study area was evaluated for the potential of affecting designated "critical habitat" as defined by the USFWS. No "critical habitat" designated for listed species occurs within the project corridor.

Four avian species listed as Species of Special Concern by the FWC were observed in wetlands along the corridor: little blue heron, snowy egret, white ibis, and brown pelican. In addition, one avian species listed as Endangered by the USFWS and FWC, the wood stork, was observed in a wetland within the project corridor. The presence of these species should not be a concern because they are highly mobile in nature.

As a result of the urban nature of the Study corridor, and according to a literature search (FNAI, FWC and USFWS databases for Hillsborough County) and field surveys, it was determined that no threatened and/or endangered species are expected to be adversely affected by the project. Informal consultation has been initiated with the USFWS and a no effect determination is anticipated.

Floodplains

The corridor's floodplains are narrow areas associated with the slight overtopping of two man-made drainage channels, Lake Weeks Creek and Baker Canal, which traverse S.R. 574. These floodplains are bordered by low-density commercial and residential property and the CSX railroad. Although the channels provide important storm water conveyance, the floodplains beyond the channels do not provide any of the following benefits due to their small areas and their low frequency of inundation: water quality, groundwater recharge, wildlife habitat, natural beauty, recreation, agriculture, aquaculture or forestry. Constructing a longer culvert at Lake Weeks Creek and a wider bridge at Baker Canal will cause small impacts to these floodplains. Since these floodplains are associated with conveyance and not storage, mitigation for these impacts will be provided by demonstrating hydraulic equivalency for the two crossings in a 100year storm event (no storm water attenuation should be required to compensate for the filled areas). Best management practices should be implemented during construction and maintenance to prevent erosion and siltation. Wetland impacts would be within man-made ditches, and to wetlands of marginal quality that contain nuisance plant species and do not provide adequate wildlife habitats. Therefore, wetland mitigation is not expected to be required for the impacts within the floodplains that will be caused by the improved channel crossings.

The portion of the corridor from C.R. 579 to Parsons Avenue either drains westward to a large borrow pit, or to a self-contained french drain system. Since no large offsite areas drain to or across S.R. 574 there are no cross culverts that need to be evaluated; and though no 100-year flood zones are identified by FEMA mapping, storm water management facilities will need to be provided. These facilities are required to attenuate the storm water runoff from the additional pavement area of the build alternative. Due to the generally closed nature of the sub-basins this attenuation requirement should be based on a 100-year storm event. This is due to the CSX railroad isolating the corridor from the main drainage ditch of the Mango sub-watershed.

4 PD&E Study 7 Pond Siting Report

The portion of the corridor from Parsons Avenue to Kingsway Avenue also contains french drains, but instead of being self-contained they have a means of discharging when the storm water reaches a high stage within the drains. This storm water proceeds to Lake Weeks Creek, which outfalls ultimately to Lake Thonotosassa and the Hillsborough River. Therefore, attenuation does not need to be based on the 100-year storm event but can be conceptually designed to the 25-year event; and storm water treatment is anticipated to be provided by extended wet detention due to the lower elevations in the eastern portion of the project and proximity to the groundwater table. Conceptual drainage design for the portion of the corridor from Kingsway Avenue to beyond McIntosh Road would use this same approach, and would outfall to Lake Weeks Creek or the Baker Canal depending on the location of the drainage segment. There are two segments within this portion of the corridor that drain to large existing ditches that provide attenuation as well as conveyance, a 700' segment on the north-side of S.R. 574 and east of Kingsway Avenue and a 3,600' segment on the north side of S.R. 574 between Valrico Road and McIntosh Road. These basins will need to be conceptually designed to include compensation for lost ditch volume in addition to the difference in runoff from a 25-year storm event.

POND SITING ANALYSIS

Drainage Approach and Development of Alternative Pond Sites

The Study corridor exists in two major watersheds and the existing high-points, as well as bridge #100033 and two existing cross culverts, divide the project area into nine basins (refer to Section 2.1). These basin boundaries were in turn utilized to develop potential pond sites and to determine the anticipated storm water attenuation and treatment needs of each pond site.

The conceptual drainage design consists of constructing attenuation ponds to accommodate the additional runoff from the increased impervious areas of the build alternatives. The attenuation requirements are based on retaining the preconstruction/post-construction runoff volume difference in a 100-year, 10-day storm event (23.0 inches of rainfall) for the project's basins that are closed. This approach is used for the beginning portion of the project and proceeds eastward to Parsons Avenue. A portion of the project east of McIntosh Road, though not a closed basin, must also provide compensation for lost ditch volume. In the portion of the project that begins east of Parsons Avenue, the basins drain toward Baker Canal and are considered to be open. The attenuation requirements for the ponds that are conceptually designed in this area of the Study, are based on detaining the pre-construction/post-construction peak runoff rate difference in a 25-year, 24-hour storm event (8.2 inches of rainfall).

Storm water treatment will meet SWFWMD criteria, and the conceptual design considers online treatment to avoid multiple cells or multiple ponds (this approach will be refined in the separate design phase). The treatment volume required is thus the runoff resulting from 1" of rainfall over the total impervious area of the build alternative. Depending on the depth of the storm water pond, the pond area that is required for each drainage segment of the corridor will be controlled by either the treatment volume or the attenuation volume. It is expected that most of the ponds will utilize extended wet detention for the treatment method, except for the higher portion of the corridor around Parsons Avenue. The treatment volume in the pond is based on a maximum depth of 18" above the control elevation, which is the estimated SHW elevation at the pond's outfall.

The conceptual ponds considered in the basins were sized utilizing the SCS Runoff Curve Number Method presented in the United States Department of Agriculture Publication, *Urban Hydrology for Small Watersheds*. The attenuation volume of the ponds within a closed basin (100-year, 10-day storm event) was calculated by averaging the top of pond elevation and the bottom of pond elevation and applying the depth of the pond. The attenuation volume of the ponds within an open basin (25-year, 24-hour storm event) was determined utilizing the same methodology, except that one foot of freeboard was included in the calculations. The pond bottoms were established based on the lowest existing ground elevation within the parcels under consideration. This is a conservative approach to allow sufficient clearance from the water table, but still provides 6 to 7 feet of pond depth due to the existing ground slopes within the parcels (pond berms were applied as needed). The pond cross section was

established utilizing the following criteria: 2:1 slope between existing property lines and the top-of-berms, berm widths of 20 feet for maintenance purposes, and a 4:1 slope between the top-of-berm and the bottom-of-pond.

Table 3-1 provides the approximate pre-construction and post-construction pavement areas, roadway basin areas, and required attenuation volumes for each of the basins.

Table 3-1: Drainage Sub-Basin Characteristics

Sub- Basin/		Roadway Sub-Basin	Paveme (Ac	Attenuation	
Segment Number	Sub-Basin Limits (Station)	Area (Acres)	Pre- Const.	Post- Const.	Required (Acre-Feet)
1	303+63.77 To 314+58.69	4.39	2.21	3.19	3.45
2	314+58.69 To 326+00.00	3.11	1.20	2.64	3.43
3	326+00.00 To 340+00.00	3.21	1.56	2.82	3.47
4	340+00.00 To 371+00.00	9.83	4.38	8.48	5.50
5	371+00.00 To 380+88.00	4.80	2.04	3.85	1.02
6	380+88.00 To 414+21.60	9.84	2.59	6.09	2.52
7	414+21.60 To 436+70.90	6.84	1.69	3.99	1.31
8	436+70.90 To 466+22.27	10.22	3.25	5.97	2.02
9	466+22.27 To 502+51.33	11.33	2.90	6.47	2.69

The following descriptions are provided for the conceptual drainage design within each basin:

Sub-basin No. 1 originates at the beginning of the Study limits (west of Highview Road) and terminates east of Lake Drive, approximately 0.207 miles (0.344 kilometers). Sub-basin No. 2 begins east of Lake Drive and terminates east of Oak Street South. Sub-basin No. 3 extends from east of Oak Street to west of Parsons Avenue. These sub-basins are considered to be within closed drainage basins. Due to the commercial development in the area, the application of long linear ponds is not practical. Therefore, partial or whole parcel takes within the vicinity of S.R. 574 will be required to provide storm water ponds that will accommodate the additional runoff volumes.

Sub-basin No. 4 begins west of Parsons Avenue and terminates west of Kingsway Road. This basin consists of french drains and is split by the high point at Parsons Avenue. West of Parsons Avenue the french drain is self-contained and does not have an outfall, whereas east of Parsons Avenue the french drain has a built-in relief pipe that outfalls eastward. Sub-basin No. 5 extends from west of Kingsway Road to east of Oak Street. Sub-basin No. 6 originates east of Oak Street and terminates west of Chastain Road. Sub-basin No. 7 begins west of Chastain Road and ends west of Valrico Road. Sub-basin No. 8 extends from west of Valrico Road to west of McIntosh Road. Sub-basin No. 9 originates west of McIntosh Road and terminates at the end of the Study limits, east of McIntosh Road. Sub-basins 4 through 9 are considered to be within open drainage basins; however, sub-basin 9 requires compensation for lost ditch volume (all other existing roadside ditches along the project provide more conveyance than attenuation and thus do not require compensation).

Refer to the Appendices in this report for the conceptual drainage design calculations and the alternative pond sites for these segments, which are summarized in Table 3-2 (aerial exhibits are also provided in the appendix for the alternative pond sites).

Table 3-2: Summary of Proposed Pond Site Characteristics

Pond Site	Segment No.	Required Top of Pond Area (Acres)	Storage Volume Provided (Acre-Ft.)	Treatment Volume Provided (Acre-Ft.)	Right-of- way Acquisition Required Acres
1A	1, 2, 3 & 4*	3.18	14.25	0.88	2.20
1B	1, 2, 3 & 4*	3.18	14.25	0.88	2.20
2A	4** & 5	0.80	2.82	0.87	1.34
2B	4** & 5	0.96	3.14	0.87	1.48
3A	6 & 7	1.23	5.99	0.84	2.19
3B	6 & 7	1.14	3.86	0.84	1.68
4A	8	0.95	2.30	0.50	1.53
4B	8	1.02	2.37	0.50	1.58
5A	9	1.34	6.96	0.54	2.05
5B	9	1.34	6.93	0.54	2.03

^{*}Portion of sub-basin 4 that is west of Parsons Avenue

The sites shown for segments 1, 2, 3 and a portion of 4 includes a FDOT owned parcel that is close to S.R 574 and is well located at the lowest point of the segment with an adjacent outfall source. A second site was preliminarily evaluated that was located on Taylor Road north of S.R 574, but was dropped due to low hydraulic benefits. It should be noted that a portion of the existing roadway contains french drains that properly function and have not required the high level of maintenance that has been experienced in other areas of the District. It is therefore recommended that a portion of the new roadway contain french drains as part of the storm sewer system to augment the pond's storm water attenuation and treatment capabilities. Though the proposed pond was conservatively sized to exclude the benefits of a french drain system, this approach should be revisited in the future design phase.

Two alternative sites (2A and 2B) were identified for the portion of the corridor from Parsons Avenue to east of Kingsway Road (Oak Street). Site 2A is a commercial property (Car Wash) that is located in a wedged shaped parcel west of Kingsway Road between S.R. 574 and the CSX Railroad. This site contains a small pond with concrete block walls, and the proposed pond would require total acquisition of the site and demolition of the car wash and existing pond structure. This site is in a natural low area, is immediately adjacent to S.R 574, and can easily outfall eastward in the existing railroad ditch. A retaining wall would need to be constructed along the south side of the pond to obtain sufficient attenuation volume. The second alternative site is located on the east side of Kingsway Road approximately 1000 feet north of S.R. 574, on currently vacant land in front of a church and across the street from a historic property (the Old Seffener

^{**}Portion of sub-basin 4 that is east of Parsons Avenue

Schoolhouse). This site does not have a natural outfall; therefore, a diversion structure would need to be applied within the S.R. 574 storm sewer system. Both sites are expected to function as dry ponds for stormwater treatment.

Two alternative sites (3A and 3B) were identified for the portion of the corridor from east of Kingsway Road (Oak Street) to west of Valrico Road. Both of these sites are located in close proximity to Lake Weeks, which is the ultimate outfall for this portion of the corridor and contains the lowest land. Both sites are located in currently vacant land within a low density residential area, avoid impacting the park and proposed residential sub-division at the lake, and can be easily reached by storm sewer from S.R. 574. These sites also provide compensation for a portion of the roadway between Lake Weeks Creek and Baker Canal that discharges directly to the canal, and are expected to function as extended wet detention ponds for stormwater treatment.

Two alternative sites (4A and 4B) were identified for the portion of the corridor from west of Valrico Road to west of McIntosh Road. Site 4A is located in a low area that was determined to be jurisdictional late in the Study. However, the wetlands are disturbed and marginal in quality, and consideration is expected from the permitting agencies for wetland improvement by constructing an extended wet detention pond. Site 4B is located in an upland area immediately east of Site 4B, which is currently being rezoned for a residential sub-division. Both sites are located on the opposite side of the CSX tracks from S.R. 574; therefore, culvert crossings beneath the tracks and maintenance access along the railroad right-of-way from Valrico Road will be required.

Two alternative sites (5A and 5B) were identified for the portion of the corridor from west of McIntosh Road to east of McIntosh Road. Both sites include compensation for lost ditch volume, since the large existing ditch between S.R. 574 and the CSX railroad provides significant attenuation (4.20 acre-feet) before outfalling towards Baker Canal. The sites will also require retaining walls along the north and west sides of the ponds to provide sufficient volume, and are expected to function as wet detention ponds for stormwater treatment.

Evaluation of Alternative Pond Sites

The existing and proposed land use data and planned developments were reviewed as part of the selection of the alternative pond sites. All proposed sites are located on currently vacant land except for the commercial properties at Pond Sites 2A and 5B, which would be significantly impacted by the recommended roadway improvements alone, and the residential properties at Pond Sites 5A and 5B. The sites have also been located in low areas convenient to the corridor for hydraulic purposes to avoid significantly increasing the roadway profile, pumping, or causing large areas of the corridor to have direct discharges and compensation requirements. Compensation for direct discharge should only be required for the short length of the corridor between Lake Weeks Creek and Baker Canal, as mentioned in section 3.1, and the only site that contains wetlands is Pond Site 4A, which are disturbed and marginal in quality. As mentioned in section 3.1, it is anticipated that the permitting agencies will consider Pond 4A as an improvement to this wetland by applying extended wet

PD&E Study 12 Pond Siting Report

detention and containing desirable plant species. However, mitigation costs under Senate Bill 1986 should be applied when comparing this site to its alternatives.

Since most of the alternative sites are in low development areas no significant utilities were observed except for Pond Sites 2A and 5B, which are commercial properties. Removal of existing utilities (including power, water and sanitary) will thus need to be included in the demolition of these sites, if they are acquired.

It should be noted that floodplain compensation is not required for the ponds since the only floodplain impacts are the culvert and bridge replacements at Lake Weeks Creek and Baker Canal, respectively. Since these impacts are to floodplain conveyance and not storage, the only compensation or mitigation that is required is to provide hydraulically equivalent structures (refer to the Study's separate LHR and Preliminary Bridge Analysis for additional information). The soils within the alternative pond sites are the same as those along the roadway, and consist of fine sands that either drain well (Lake and Candler soil types, pond sites 1A, 1B, 2A and 2B) or drain moderately to poorly (Seffner soil type, pond sites 3A, 3B, 4A, 4B, 5A and 5B). It should be noted that a poorly drained soil does not eliminate a pond site, but rather changes the storm water treatment method to extended wet detention. If a better soil type is available within a specific basin, then the advantages for a pond site would be greater pond depth and easier maintenance. However, this is not applicable to this Study's area.

The alternative sites were evaluated for archaeological and historical resources, potential contamination, and protected species and were included in the Study's separate environmental documents. None of these evaluations discovered resources that would exclude the use of these sites for ponds, nor require mitigation or special permitting for the above items.

Right-of-way costs and construction costs were obtained (refer to the appendices of this report) and are summarized in the table below.

Table 3-3: Right-of-way and Construction Costs for Proposed Pond Locations

Fond Site Number	Fond Right-of-way Cost	Pond Construction Cost		
1A	\$2,129,300.00	\$180,400.00		
1B	\$1,648,100.00	\$237,000.00		
2A	\$0.00*	\$317,100.00		
2B	\$1,020,500.00	\$252,200.00		
3A	\$1,397,500.00	\$104,800.00		
3B	\$843,300.00	\$69,900.00		
4A	\$261,300.00	\$56,300.00		
4B	\$428,800.00	\$61,500.00		
5A	\$1,479,700.00	\$504,300.00		
5B	\$1,023,100.00	\$646,100.00		

^{*}Affected properties were damaged out as part of the mainline right-of-way acquisitions

PERMIT REQUIREMENTS

Since there are no navigable waterways within the corridor, a United States Coast Guard permit is not required. Permitting will thus be met by a joint application for an Environmental Resource Permit to SWFWMD and USACOE. Wetland impacts will occur mostly in upland ditches; therefore, mitigation should only be considered for the impacts at Lake Weeks Creek and Baker Canal. These impacts are small and the existing wetlands are disturbed, do not provide wildlife habitat, and contain nuisance species, thus exemption from wetland mitigation should be pursued. An exception would be Pond Site 4A, as discussed in Sections 3.1 and 3.2 of this report.

A dredge and fill permit application may need to be processed with USACOE for the filling of the existing roadside ditches, but this is expected to meet Nationwide Permit requirements.

PD&E Study 14 Pond Siting Report

5.0 RECOMMENDATIONS

Segments 1, 2, 3 and a portion of 4 (from west of Highview Road to Parsons Avenue) – the recommended pond site is Pond Site 1B, which includes property owned by the FDOT, is located in a low area for this portion of the Study corridor, is not expected to have high groundwater constraints, and is adjacent to an available outfall. This site is recommended over Pond Site 1A due to lower anticipated right-of-way costs (all other features are nearly the same between the two sites).

Portions of segment 4 and segment 5 (from Parsons Avenue to east of Kingsway Road (Oak Street) – the recommended pond site is Pond Site 2A due to significantly lower right-of-way costs and simpler hydraulics (would not require constructing 1000 feet of stormsewer along Kingsway Avenue with a diversion structure, as would be needed for Pond Site 2B).

Segments 6 and 7 (from east of Kingsway Road (Oak Street) to west of Valrico Road) – Pond Sites 3A and 3B are similar in characteristics, benefits, and costs; however, Pond Site 3B is preferred due to a lower combined right-of-way and construction cost and less impacts to an adjacent commercial property.

Segment 8 (from west of Valrico Road to west of McIntosh Road) – Pond Site 4A is recommended due to a lower combined right-of-way and construction cost. It should be noted that if mitigation through Senate Bill 1986 is required, then approximately \$150,000 (depending on the year that the mitigation is applied) in additional costs will occur for Pond Site 4A. However, this site will still be the least expensive of the two alternatives.

Segment 9 (from west of McIntosh Road to east of McIntosh Road) – Pond Site 5B is recommended due to lower right-of-way costs, which more than offset the higher construction cost. These two sites slightly overlap and are very similar in most other features.



II Basin Design

A Segment Number 1

egin Sta. 303 + 63.77 - Established based on the beginning of the 5-Lone Alternative Alianment

d Sta. 314 +58:69 - End of the Curb and Gutter Section (SPNI 10340 - 3503)

- Construction

20 Total (ROW) = 191,308.51 Ft2 = 4.39 acres (Measured in CADD)

1PERVIOUS Area = [303+95.72 - 303+63.77) (58.5)]+[\$(44)(305+82.44 -

303+95.72)] + [(315+50-303+95.72)(52)] + [+ (14) (313+50-307+60)] + [(314+58-69-

313+50)(36)]+[(24)(785)+(24)(38)]+

[(24)(32)]+[(3)4+58.49-303+95.72)(2)(2)(2)]+

[(305+90-303+63.77)(6)+(307+20-

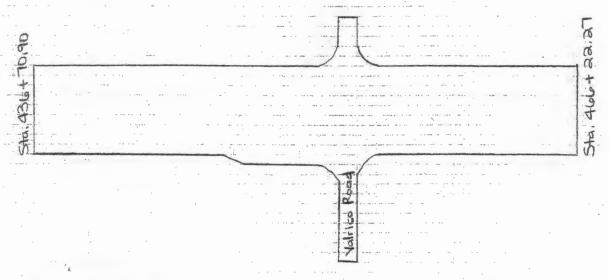
303+63-77)(6)+(314+58.69-307+36.64)

Construction Plans, SPN 10340-3503)

90,52	Remarks	Prepared by	SLW	Date 2 2001
e 58 574	(MIK Blid.) PD3E SHING	Checked by	D16	Date -



Basin Design H. Segment Number 8



Pre-Construction

Area Total (ROW) = 445,099.30 ft2 = 10:22 acres

Impervious Area =
$$\left[(447+70-436+70.40)(32) \right] + \left[(452+70-467+70) \left(\frac{32+4016}{2} \right) \right] + \left[(453+20-452+70) \left(\frac{44+56}{2} \right) \right] + \left[(457+16-453+20)(56) \right] + \left[\left(\frac{464+00-457+16}{2} \right) \left(\frac{50.61+366}{2} \right) \right] + \left[\left(\frac{464+00-457+16}{2} \right) \left(\frac{35.5+396}{2} \right) \right] + \left[\left(\frac{24}{2} \right) \left(\frac{68}{2} \right) + \left(\frac{36}{2} \right) \left(\frac{624}{2} \right) \right] = 141,359.(616) + \frac{12}{2} = 3.25 \text{ acres}$$

Post Construction

Area Total (Row) = 445,099.30 +12 = 10.22 acres
Impervious Area = 259913.72 +12 = 5.97 acres

00	Remarks	Prepared by SLW	Date 3/21/0/
R 574	(MLK Blud.) PD3F Study	Checked by	Date 4-1-03

NDS 4A & 4B, 25-YR/24-HR STORM EVENT, P25 = 8.2"

ND USE	CN	S	Q
RV	39	15.6	1.2
	98	0.2	8.0
ND	100	0.0	8.2

E-CONSTRUCTION:

	AREA (AC)			R	TOTAL		
GMENT	PERV	IMPERV	POND	PERV	IMPERV	POND	VOL (AC-FT)
8	6.97	3.25	0.00	1.2	8.0	8.2	2.86
TAL							2.86

ST-CONSTRUCTION:

		AREA (AC)			RUN-OFF (IN)		
GMENT	PERV.	IMPERV	POND	PERV	IMPERV	POND	VOL (AC-FT)
8	4.25	5.97	0.69	1.2	8.0	8.2	4.88
TAL		5.97					4.88

TE: POND AREA IS THE SURFACE AREA AT SHW (ELEV. 42.2).

QUIRED TREATMENT VOL = 1" x 5.97 Ac = 0.50 AC-FT

QUIRED ATTENUATION = (4.88 - 2.86) = 2.02 AC-FT

'S PROVIDED

E IMMEDIATELY EAST OF BAKER CANAL (WETLAND):

ID 4A	EL (FT)	AREA (AC)	VOL (AC-FT
V ₂₅	45.0	0.95	2.30
ATMENT	43.7	0.83	1.14
	42.2	0.69	0

FURTHER EAST OF BAKER CANAL (UPLAND):

) 4B	EL (FT)	AREA (AC)	VOL (AC-FT)
5	45.0	1.02	2.37
TMENT	43.7	0.86	1.15
	42.2	0.67	0
,			

ONDS 5A & 5B, 25-YR/24-HR STORM EVENT, P25 = 8.2"

AND USE	CN	S	Q	
RV	39	15.6	1.2	
P	98	0.2	8.0	
DND	100	0.0	8.2	

RE-CONSTRUCTION:

	AREA (AC)			RUN-OFF (IN)			TOTAL
EGMENT	PERV	IMPERV	POND	PERV	IMPERV	POND	VOL (AC-FT)
9	8.43	2.90	0.00	1.2	8.0	8.2	2.78
OTAL							2.78

OST-CONSTRUCTION:

		AREA (AC)			RUN-OFF (IN)		
EGMENT	PERV	IMPERV	POND	PERV	IMPERV	POND	VOL (AC-FT)
9	4.86	6.47	0.98	1.2	8.0	8.2	5.47
DTAL		6.47					5.47

OTE: POND AREA IS THE SURFACE AREA AT SHW (ELEV. 42.2). IN OTHER PORTIONS OF THE PROJECT THE EXISTING ROADSIDE DITCHES PROVIDE CONVEYANCE, WHICH WILL BE MAINTAINED BY THE BUILD ALTERNATIVE'S DRNG FEATURES. HOWEVER, THIS PORTION OF THE PROJECT SHOULD ALSO COMPENSATE FOR THE LOST STORAGE OF THE DITCHES (THE 25-YR, 24-HR CRITERIA IS STILL APPLICABLE).

QUIRED TREATMENT VOL = 1" x 6.47 Ac =

0.54 AC-FT

QUIRED ATTENUATION = (5.47 - 2.78) =

2.69 AC-FT

JS EXISTING DITCH VOL (SEE NOTE ABOVE)

4.20

TAL ATTENUATION

6.89 AC-FT

'S PROVIDED

E IMMEDIATELY WEST OF MCINTOSH RD (RESIDENTIAL PROPERTIES, AINING WALLS ON WEST & NORTH SIDES):

D 5A	EL (F	T) AR	EA (AC) V	OL (AC-FT)
125		58.0	1.34	6.96
ATMENT		53.5	1.07	1.54
		52.0	0.98	0

IMMEDIATELY WEST OF McINTOSH RD (INCLUDES COMMERCIAL PROP'Y, INING WALL ON NORTH SIDE):

5B	EL (FT)	AREA (AC)	VOL (AC-FT)
5	58.0	1.34	6.93
IMENT	53.5	1.06	1.52
	52.0	0.97	0







ND SITES IA & 18

CAVATION (BRSING CALC. ON FORAL POND STORAGE

THENSAFES FOR BERTI CONST) = 14.25 Ac- 6t, $\times 43500$ S.F. $\times \frac{1}{27}$ G.F. = 22,990 C.Y..

EARING & GRUBBING = 4.09 Ac.

D= (4.09"Ac - 3.18 Me) × 4880 54 = 9,404 5.4.

ENCE = 1,764 (4 COR POSTS, 2 END POSTS, 1 PULL POST,

1 GATE).

DO'L STORMSEWER FOR SITE 18 = 307' (54"6 PLUS (1) TYPE

J MH).

common const costs:

54" 9 307 LF x \$ 100 / LF = \$ 30,700 5-7 MM 4.100 \$34,850

1TE 1 A - \$ 111,000

25% CONFING. 27,800

138,800

30% DES ÉCET 41,600

\$ 180, 400

ONT.)

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POND SIFES IA & IB CONF.)

\$111,000 ADD'L S.S. É STRUCT. 34,800 145,800 2570 CONFINE 36,500 182,300 30% DES ÉCEE 54,700 £ 237,000

OND SITES 2A & 28

ITE 2 A- CLEARING & GRUBBING = 1.39 Ac.

EXC = 2.82 Ac-f+ x 43560 SF x 1C4 = 4,550 C4.

SOD = (1.34 Ac - .0.61 Ac) x 4840 54 = 3,533 54.

FENCE = 1,393'.

CONC. SHT PICE WALL - (12' + 438') = 5,256 SF

C & 6 1.34 Ac x \$ 5,200/Ac = \$ 7,000

EXV 4,550 CY x \$ 3.00/C4 = 13,700

50D 3,53354 × 3 1.50/54 = 5,300

FENCE 1,393 LF = \$ 8.00/2F = 11,100

SHE PILE 3,2565F = 5, 30/5F = 158,000

\$ 195,100

25% CONTING 48,800

243,900

30% OFS & CEI 73. 200

<u>\$ 317,100</u>

(cont.)

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OND SIFES 24 & 28 CONF.)

75 2B - CEG = 1.48 Ac.

EXC = 3.14 Ac- 4 x 43560 SF - 1 CY = 5,066 CY.

SOD = (1, 18Ac - 0.6/ Ac) = 9, 84054 = 4, 211 54.

FENCE = 1,200 .

ADD' PIPE = 1,000" (60" & PLUS (4) FIPE

J MM'S)

CiG 1.48 Ac = \$ 5,200 /Ac = \$ 7,700

Exc 5,065 cy = \$ 3.00/cy = 15,200

SOD 4,211 57 x \$ 1.50/54 = 6,300

FENCE 1,200 EF = \$ 8/EF = 9,600

60" \$ 1,000 CF = \$ 100 / LF 100,000

J-7 MH 4 x \$ 4,100/EA = 16,400

\$ 155,200

25 To CONFINE 38,800

194,000

30% DESICEI 58,200

\$ 252,200

NO SIFES 3A & 3B

= 34 -

Ci G = 2.19 Re.

EXC = 5.99 Re- FF = 93560 SF = 1 CY = 9,669 EY

500 = (2.19 Ac - 0.64 A.) = 4,840 59 = 7,502 54

FENCE = 1,609!

FT.

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26. * Design contile (1) PD&E R/W ACQUISITI 27. Acquisition RELOCATION (28. Owner 29. Tenant 30. Hesidential 31. Business/f	ngency for design plan state plans - 130% (2) 30% pla ON CONSULTANT (PHASE CONSULTANT (PHASE COSTS (PHASE 45) Replacement Housing Mova Costs	142) \$20,000 \$20,000 \$10,000	x 0		Arnount 20,000	TOTAL PHAS	E 43	
26. Design conflict Design con	ngency for design plan state plans - 130% (2) 30% pla plans - 130% (2) 30% pla DON CONSULTANT (PHASE CONSULTANT (PHASE COSTS (PHASE 45) Replacement Housing Move Costs Interpretation	220,000 1 220,000 1 210,000 1 210,000 1 220,00	x 0		Amount 20,000	TOTAL PHAS	E 43	\$1,325,
26. Design contil (1) PORE RW ACQUISTIT RELOCATION (2) 28. Owner 29. Tenent 30. Hesidential 31. Business/f 32. Personal P 33. (Lines 28 til	ngency for design plan sta plane - 130% (2) 30% pla ON CONSULTANT (PHASE & Consultant-50% of percels COSTS (PHASE 45) Replacement Housing Move Costs	220,000 1 220,000 1 210,000 1 210,000 1 220,00	x 0	90% plan	Amount 20,000	TOTAL PHAS 268 Date -110% TOTAL PHAS	E 43	\$1,325,
26. Design contil. (1) PD&E RW ACQUISITI 27. Acquisitor RELOCATION (28. Owner 29. Tenant 30. Hesidentia 31. Business/f 32. Personal P 34. Relocation 35.	ngency for design plan sta plane - 130% (2) 30% pla ON CONSULTANT (PHASE & Consultant-50% of percels COSTS (PHASE 45) Replacement Housing Move Costs	220,000 1 220,000 1 210,000 1 210,000 1 220,00	Number x 1 x 9 x 0 x 1 x 1 x 0 x 1 1	90% plan	Amount 20,000 0 1,500 0 22,000	TOTAL PHAS 268 Date -110% TOTAL PHAS	E 43	\$1,325,0
Design contile (1) PDSE (1) PD	ngency for design plan sta plane - 130% (2) 30% pla ON CONSULTANT (PHASE & Consultant-50% of percels COSTS (PHASE 45) Replacement Housing Move Costs	220,000 1 220,000 1 210,000 1 210,000 1 220,00	Number x 1 x 9 x 0 x 1 x 1 x 0 x 1 1	90% plan	Amount 20,000 0 1,500 0 0 1,500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	TOTAL PHAS 268 Date -110% TOTAL PHAS	E 43	\$1,325,1 \$23,
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26. Design contile (1) PD&E R/W ACQUISITI 27. Acquisitor RELOCATION (28. Owner 29. Tenent 30. Residentia 31. Business/f 32. Personal P 32. Acquisitor 33. (Lines 28 tt 34. Relocation 35. 36. 37. Appraisal:	ngency for design plan state plans - 130% (2) 30% pla ON CONSULTANT (PHASE CONSULTANT (PHASE COSTS (PHASE 45) Replacement Housing Mova Costs arm reperty hru 32) Services Cost	220,000 ; 220,000 ; 220,000 ; 51,500 ; 52,000 ; 52,000 ; 51,500 ; 52,000	Number x 1 x 9 x 0 x 1 x 1 x 0 x 1 1	90% plan	Amount 20,000 0 1,500 0 0 1,500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	TOTAL PHAS 268 Date -110% TOTAL PHAS	E 43 SE 42 MATE 7/19/02	\$1,325,t
26. Design confliction (1) PD&E R/W ACQUISTIT 27. Acquisition RELOCATION (2) 28. Owner 29. Tenant 30. Hesidential 31. Business/F 32. Personel P 33. (Lines 28 ti 34. Relocation 35. 36. 37.	ngency for design plan sta plans - 130% (2) 30% pla ON CONSULTANT (PHASE I Consultant-50% of percele COSTS (PHASE 45) Replacement Housing Mova Costs form reperty hru 32) Services Cost	220,000 ; 220,000 ; 220,000 ; 51,500 ; 52,000 ; 52,000 ; 51,500 ; 52,000	Number x 1 1 x 0 0 x 1 1 x 0 x 1 1 x 52,350	90% plan	Amount 20,000 0 1,500 0 0 1,500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	TOTAL PHAS 268 Date -110% TOTAL PHAS TOTAL PHAS	E 43 SE 42 SE 46 MATE 7/19/02	\$1,325,0 \$23,
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26. Design contil (1) PD&E R/W ACQUISITI 27. Acquisitor RELOCATION (28. Owner 29. Tenant 30. Hesidential 31. Business/f 22. Personal P 33. (Lines 28 ti 44. Relocation 35. 36. 37. Appraisal: Bus. Dam. Relocation: Overall Review Cost Estimate REMARKS:	pagency for design plan state plans - 130% (2) 30% plan Plans - 130% (2) 30% plan Plans - 130% (2) 30% plans - 130% (2) 30% plans - 130% (2) 30% plans - 130% (2) 40% plans - 130% (2) 40% plans - 130% (2) 40% plans - 130% plans	S20,000 : 42) S20,000 : 510,000 : 510,000 : 510,000 : 520,000 : 5	Number X 1 X 0 X 1 X 0 X 1 X 0 X 1 S2,350 District Transport In the Amount of the Amount of the Amount of the	(Not in stabilist warehouse stabilist aske. C	Amount 20,000 0 0 1,500 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	TOTAL PHAS 268 Date -110% TOTAL PHAS TOTAL PHAS TOTAL PHAS TOTAL PHAS TOTAL PHAS Pate: Date: Date: Date: Date: Date: Date: Date: Comparent treet to be pas show the west ifrom any vehicle Future Value 6 Year One Year Two Year Three	E 43 E 42 MATE 7/19/02 THE 10 2 THE 10 2	\$1,325, \$1,397, \$1,1000 1,2100 1,3313
28. Design contil (1) PDSE RW ACQUISITI 27. Acquisitor RELOCATION (28. Owner 29. Tenent 30. Residentia 31. Business/f 22. Personal P 33. Personal P 34. Relocation 35. 36. 37. Appreisal: Bus. Dam. Relocation: Overall Review Cost Estimate REMARKS: The following	pigency for design plan state plans - 130% (2) 30% pla ON CONSULTANT (PHASE CONSULTANT (PHASE CONSULTANT (PHASE COSTS (PHASE 45) Replacement Housing Mova Costs Amova Costs Amova Costs Amova Costs Amova Costs Daniel Trosper Gerson Preston Robinso Daniel Trosper Gerson Preston Robinso Daniel Trosper This parcet was counted This pond site involves on unity of use and relat the residential property. There is a discrepancy the warehouse property shift on the residential proper indicates the estimator's c Truce 4 - Indicates above Type C - Indicates the is	S20,000 : 42) S20,000 : 51,000 S10,000 S1,500 S20,000	Number X 1 X 0 X 1 X 0 X 1 X 0 X 1 S2,950 Direct Torse In the Amount of king. County maps. The nicles related to the hore may not hove estimate:	(Not in	Amount 20,000 0 1,500 0 22,000 Phase Total (All Phase reporty County maps creachment	TOTAL PHAS 268 Date -110% TOTAL PHAS Date: This parent tract is appear to be pa show the west if from any vehicle Future Value for Year Throe Year Throe Year Throe Year Throe Year Four	E 43 E 42 MATE 7/19/02 THE 10 2 THE 10 2	\$1,325, \$1,325, \$1,397 \$1,1000 1,200 1,3913 1,4641 1,5105

MARKET COMMITTEEL STATE OF THE STATE OF THE

M#: ounty: ate Rd.:		210								
ounty: ate Rd.:	255893 1		Former WPI#:	-	N/A	711 01	OST ESTIN		HDR#:	11573-025-096-25
ate Rd.:	Hillsbor		FAP No.:		2081-018P			District: Date:		Seven 15-May-02
	574		Alternate:		Pond 3B			C.E. Sequence		15-May-02 N/A
oject Des.		D&E Study from CR	579 to McInto	sh F	Rd					100
rcels	Gross	Net					Estimated F	telocatees:	- 8	
ommercial esidential	0	0					Business		0	
improved	0	0					Residential		0	
	-						Signs Special		0	
otal Parcels	1	0	- Company				Total Reloc	atees	0	
W SUPPORT	COSTS (F	HASE 41)				2000		Amount		and the second
Direct Labor	Cost	(Parcels	0	x	6,500 =	Rate)	0		
. Indirect Ove	rhead	(Parcels	0	X	0 =	Rate)	0		
								TOTAL PHASE	41	
W OPS (PHAS	SE 4B)		******						Amount	
. Appraisal F						0	Parcels	x 12,000 =	0	
		A Fees Through Tra			1	0	Claims	x 19,000 =	0	
 Court Report Expert Witn 		cess Servers	75% 75%	X	0 =	0	Parcels	x 500 =	0	
. Mediators	1030		50%	X	0 =	0	Parcels Parcels	x 30,000 = x 2,400 =	0	
	Asb. Aba	te., Survey, etc.	3075	^		0		x 15,000 =	0	
). Miscellaneo	ous Contra	acts				1	Per Project		15,000	
. Appraisal Fo	ee Review	V				0	Parcels	x 5,000 =	0	
	***							TOTAL PHASE	4B	\$15,0
W LAND COS	TS (PHAS	E 43) /				***************************************		Amount	Subtotal	
		& Severance Damag	03							
and Cost to			0	x	130% *	Design	plan stage	= 0		
. Water Reter	ntion & Mi	it.	346,340	X	130% (0	Parcels	w/o R/W Ac	450,242		
S. SUBTOTAL					,	(Lines			450,242	
6. Admin. Sett			0%	×	The second secon	f Line 15	5)	=0		
7. Litigation A			60%	x	100% o	f Line 15	i)	= 270,100		
Business D	amages (Claims	0	X	\$0)			= 0		
-			25%	X	\$ -)			= 0		
Bus. Damag		Parcels	0	x	\$10,000)			22 0		
). Bus. Damag). Owner Appr				**	\$10,000)			= 0		
). Bus. Damag). Owner Appr		Claims	0	X	910,000)					
D. Bus. Damag D. Owner Appr D. Owner CPA Defend.Atty	Fees (Bum of Lines 16, 17 & 19)	270,100	X	40%)			= 108,000		
D. Bus, Damag D. Owner Appropriate Defendent Defendent Defendent Expenses	Fees (sert Witne	Sum of Lines 16, 17 & 19) Comm.+Unimp.)	270,100 0		40%)	18,000)	= 0		
9. Bus. Damag 9. Owner Appo 1. Owner CPA 2. Defend.Atty 3. Owner Expe 4. Other Cond	Fees (sert Witne)	Sum of Lines 16, 17 & 19) Comm.+Unimp.)	270,100		40%)				***	
Design contin	Fees (Fees '(sert Witne() lemn. Cos	Bum of Lines 16, 17 & 19) Comm.+Unimp.) ts r design plan stage:	270,100	x + x	40%) 0) \$500	(Lines 1	16 thru 24)	TOTAL PHASE	378,100 43	\$828,3
D. Bus. Damago. Downer Appril. Owner CPA Defend.Atty Owner Expe Downer Expe Downer Expe Downer Expe Design contin (1) PD&E W ACQUISITIE	Fees (in Fees 'in Fee	Bum of Lines 16, 17 & 19) Comm.+Unimp.) ts	270,100 0 0 0	x + x	40%) 0) \$500	(Lines 1	16 thru 24)	TOTAL PHASE	43	\$828,3
9. Bus. Damag 9. Owner Appr 1. Owner CPA 2. Defend.Atty 3. Owner Expe 4. SUBTOTAL 6. SUBTOTAL 6. Design contin (1) PD&E	Fees (in Fees 'in Fee	Sum of Lines 16, 17 & 19) Comm.+Unimp.) Its r design plan stage: 30% (2) 30% plans- ULTANT (PHASE 42) nl-50% of parcels	270,100 0 0 0	x + x	40%) \$500 \$500	(Lines 1	16 thru 24)	TOTAL PHASE 268 Date -110%	43	
9. Bus. Damag 0. Owner Appr 1. Owner CPA 2. Defend.Atty 4. Other Cond 5. SUBTOTAL 6. Design contin (1) PD&E (1) Acquisition ELOCATION C	rees (() rees '() ree	Sum of Lines 16, 17 & 19) Comm.+Unimp.) Its r design plan stage: 30% (2) 30% plans- ULTANT (PHASE 42) nl-50% of parcels	270,100 0 0 0 125% (3) 60%	x + x	40%) 0); \$500 ans - 120% (4) 9 0	(Lines 1	16 thru 24) s -115% (5) Amount	TOTAL PHASE 268 Date -110%	43	
D. Bus. Damag D. Owner Appi D. Owner CPA D. Defend.Atty D. Owner Expa D. Other Cond S. SUBTOTAL D. Design contin (1) PD&E W ACQUISITIE Acquisition ELOCATION C	rees (() rees '() ree	Sum of Lines 16, 17 & 19) Comm.+Unimp.) Its r design plan stage: 30% (2) 30% plans- ULTANT (PHASE 42) nt-50% of parcels HASE 45)	270,100 0 0 125% (3) 60% \$20,000	x + x	40%) 0); \$500 ans - 120% (4) 9 0 Number	(Lines 1	16 thru 24) s -115% (5) Amount	TOTAL PHASE 268 Date -110%	43	
9. Bus. Damag 9. Owner Appi 1. Owner CPA 2. Defend.Atty 3. Owner Expe 4. Other Cond 5. SUBTOTAL 6. Design contin (1) PD&E W ACQUISITI 7. Acquisition	Fees (in Fees and Fee	Sum of Lines 16, 17 & 19) Comm.+Unimp.) Its r design plan stage: 30% (2) 30% plans- ULTANT (PHASE 42) nt-50% of parcels HASE 45) ment Housing	270,100 0 0 0 125% (3) 60%	x + x	40%) 0); \$500 ans - 120% (4) 9 0	(Lines 1	16 thru 24) s -115% (5) Amount	TOTAL PHASE 268 Date -110%	43	
B. Bus. Damag D. Owner Appr D. Owner CPA D. Defend.Atty Defend.Atty Design contin (1) PD&E W ACQUISITIO ACQUISITIO ACQUISITIO CONTROL DOWNER DESIGN CONTROL	r Fees (in Fees and in Fees an	Sum of Lines 16, 17 & 19) Comm.+Unimp.) Its r design plan stage: 30% (2) 30% plans- ULTANT (PHASE 42) nt-50% of parcels HASE 45) ment Housing	270,100 0 0 125% (3) 60% \$20,000 \$10,000	x + x	40%) 0); \$500 ans - 120% (4) 9 0 Number 0 0	(Lines 1	Amount 0	TOTAL PHASE 268 Date -110%	43	
D. Bus. Damag D. Owner Appi D. Owner CPA D. Defend.Atty D. Owner Expe D. Other Cond S. SUBTOTAL D. Design contin (1) PD&E W ACQUISITIE Acquisition ELOCATION C D. Owner D. Tenant D. Residential	Fees (if Fees agent With (if Fees agent With (if Fees agent Fees a	Sum of Lines 16, 17 & 19) Comm.+Unimp.) Its r design plan stage: 30% (2) 30% plans- ULTANT (PHASE 42) nt-50% of parcels HASE 45) ment Housing	270,100 0 0 125% (3) 60% \$20,000 \$10,000	x + x x x x x x	40%) 0) \$500 ans - 120% (4) 9 Number 0 0	(Lines 1	16 thru 24) s -115% (5) Amount	TOTAL PHASE 268 Date -110%	43	
B. Bus. Damag D. Owner Appi D. Owner CPA D. Defend.Atty D. Other Cond S. SUBTOTAL Design contin (1) PD&E W ACQUISITIE Acquisition ELOCATION C D. Owner	Fees (in Fees and Fee	Sum of Lines 16, 17 & 19) Comm.+Unimp.) Its r design plan stage: 30% (2) 30% plans- ULTANT (PHASE 42) nt-50% of parcels HASE 45) ment Housing	270,100 0 0 125% (3) 60% \$20,000 \$10,000	x + x	40%) 0); \$500 ans - 120% (4) 9 0 Number 0 0	(Lines 1	Amount 0 0	TOTAL PHASE 268 Date -110%	43	
D. Bus. Damag D. Owner Appi D. Owner CPA D. Defend.Atty D. Other Cond S. SUBTOTAL D. Design contin (1) PD&E W ACQUISITIO Acquisition ELOCATION C D. Owner D. Tenant D. Residential D. Business/F.	Fees ((Fees *gent Withe (lemn. Cos *gent y for E plans - 1. ON CONS Consultation COSTS (PI Replace Move Cost arm roperty	Sum of Lines 16, 17 & 19) Comm.+Unimp.) Its r design plan stage: 30% (2) 30% plans- ULTANT (PHASE 42) nt-50% of parcels HASE 45) ment Housing	270,100 0 0 125% (3) 60% \$20,000 \$10,000 \$1,500 \$20,000	x + x x x x x x	40%) 0): \$500 ans - 120% (4) 9 Number 0 0 0	(Lines 1	Amount 0 0 0	TOTAL PHASE 268 Date -110%	42	
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D. Bus. Damag. D. Owner Appi. Owner CPA Defend.Atty Other Cond. SUBTOTAL. Design contin (1) PD&E W ACQUISITIC. Acquisition CLOCATION C. Design contin CLOCATION C. CONNER DESIGN CONTINUE CLOCATION C. Design continue CLOCATION C. Design continue CLOCATION C. Design continue CLOCATION C. Design continue Continue Continue CLOCATION C. Design continue CLOCATION C. Design continue C. Design conti	Fees () Fees 'g Fees 'g Fees 'g Fees 'g Feet Withe(Feem Cos Feem	Sum of Lines 16, 17 & 19) Comm.+Unimp.) ts r design plan stage: 30% (2) 30% plans - ULTANT (PHASE 42) HASE 45) ment Housing osts	270,100 0 0 125% (3) 60% \$20,000 \$10,000 \$1,560 \$20,000 \$2,000 \$2,000	x + x x x x x x	40%) 0): \$500 ans - 120% (4) 9 Number 0 0 0 0	(Lines 1	Amount 0 0 0 0 \$0 Phase Total)	TOTAL PHASE TOTAL PHASE TOTAL PHASE TOTAL PHASE TOTAL PHASE TOTAL PHASE Date: Date:	42 45	
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Bus. Damag Downer Appi Downer CPA Dofend.Atty Dofend.Atty Dother Cond Subtotal Design contin (1) PD&E W ACQUISITIO Acquisition ELOCATION C DOMESTION Residential Business/F Personal Pr Carronal Pr Ca	Fees () Fees 'g Fees '	Sum of Lines 16, 17 & 19) Comm.+Unimp.) ts r design plan stage: 30% (2) 30% plans - ULTANT (PHASE 42) nt-50% of parcels HASE 45) ment Housing osts Cost	270,100 0 0 125% (3) 60% \$20,000 \$10,000 \$1,560 \$20,000 \$2,000 \$2,000	x + x x x x x x	40%) 0): \$500 ans - 120% (4) 9 Number 0 0 0 0	(Lines 1	Amount 0 0 0 0 \$0 Phase Total)	TOTAL PHASE TOTAL PHASE TOTAL PHASE TOTAL PHASE TOTAL PHASE TOTAL PHASE Date: Date:	42 45	
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	1-018P nd 4A				11573-025-096-25
Alternate: Pon			District:		Seven
	10 475		Date: C.E. Sequence		May 15,2002 N/A
		-			
		Estimated Re	locatees:		
		Business Residential		0	
		Signs	-	0	
		Special		0	
		Total Reloca	tees .	0	
			Amount		
1 x	6,500 = Rate		6,500		
1 X	0 = Rate	!)	O TOTAL DUADE 4	4	
CAMPBELL CALL STORY			TOTAL PHASE 4	- 101 01, 101	\$6,5
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rail	. 0			0	
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	1 = 1			30,000	
50% X					
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			TOTAL PHASE 4	В	\$64,
			Amount 5	Subtotal	
iges					
0 x	130% * Design	plan stage :	0		
86,647 x	130% (0 Parcel	s w/o R/W Acq	86,641		
				86,641	
0% x			0		
60% x	and the same of th	5) =	52,000		
0 x	\$0)	-	. 0		
25% x \$	-)	-	0		
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And the second s	THE REAL PROPERTY OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLU	-	Property and the second		
and the same of th			STATE OF THE PERSON NAMED IN		
1 -		-	and the second second second second		
1 X	Total Control of the	16 thru 24)	300	83.300	
	(201100		TOTAL PHASE	the contract of the last of th	\$169,9
2) \$20,000 x	1			2	\$20,0
	Number	Amount			
\$20,000 x	0 =	0			
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e4 500 ···	0	0			
	0 =	\$0			
-			TOTAL PHASE	15	
	\$0 (Not in	Phase Total)	Breeze Control of the		
		Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is			
	-		E-property of the party of the		
		(All Phases)	TOTAL ESTIMA	ΓE	\$261,
Signed:	1 Turyon		Date:	5/15/02	
Signed:	-		Date:		,
Signed:			Date:	17/10/	7 7
	and the second	ule	Date:	11/11/	_
_Signed:	μ / 1		-	1	
-	Amount of \$		Data Input Comple	tion Date:	
	75% x 75% x 75% x 50% x 50% x 66,647 x 0% x 60% x 0 x 25% x 1 x 0 x 52,000 x 1 x -125% (3) 60% plans - 2) \$20,000 x \$10,000 x \$11,500 x \$20,000 x \$20,000 x	75% x 1 = 1 75% x 1 = 1 50% x 1 = 1 50% x 1 = 1 1 0 1 1 ges 0 x 130% Design 66,647 x 130% (0 Parcel (Lines 0% x 0% of Line 1 0 x \$0) 25% x \$ -) 1 x \$10,000 0 1 x \$10,000 0 1 x \$10,000 0 1 x \$5000 (Lines -125% (3) 60% plans - 120% (4) 90% plans 2) \$20,000 x 0 = \$1,500 x 0 = \$20,000 x 0 0	Signed: Sign	1	ail 75% x 1 = 1 Parcels x 500 = 500 75% x 1 = 1 Parcels x 30,000 = 30,000 50% x 1 = 1 Parcels x 2,400 = 2,400 0 Imprymet x 15,000 = 15,000 1 Parcels x 5,000 = 15,000 1 Parcels x 5,000 = 15,000 TOTAL PHASE 4B Amount Subtotal ges 0 x 130% Design plan stage = 0 66,647 x 130% (0 Parcels w/o R/W Acq) 66,647 x 130% (0 Parcels w/o R/W Acq) 60% x 100% of Line 15) = 52,000 25% x \$ -) = 0 25% x \$ -) = 0 1 x \$10,000 = 10,000 25% x \$ -) = 0 1 x \$10,000 = 10,000 52,000 x 40% = 20,800 0 + 0 1 18,000 = 500 1 x \$500 = 500 1 x \$500



		THE RESERVE OF THE PERSON NAMED IN	AY COST ESTIN	IATE	HDR#:	11573-025-096-25
255893 1 Hillsborough	Former WPI#: FAP No.:	N/A 2081-018P		District:		Seven
574	Alternate:	Pond 4B		Date: C.E. Sequence		May 15,2002 N/A
SR 574 PD&E Study from C	R 579 to McIntosh	Rd				144
Gross Net			Estimated R Business	lelocatees:		
0 0			Residential	-	0	
d 1 1			Signs	-	0	
els 1 1			Special		0	
ORT COSTS (PHASE 41)	The second second		Total Reloca		0	
abor Cost (Parcels	1 .	6,500 =	Date	Amount		
Overhead (Parcels	1 1	0,300 =	Rate)	6,500		
		-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	TOTAL PHASE	11	\$6,
PHASE 4B)		and the second second second	NAME OF TAXABLE PARTY OF TAXABLE PARTY.	District Control of the Control of t	Amount	40,
sal Fees Through Trial			1 Parcels	x 12,000 =	12,000	
ss Damage CPA Fees Through T				x 19,000 =	0	
Reporter & Process Servers Witness	75% x	1 =====================================		x 500 =	500	
ors	50% x	1 =		x 30,000 = x 2,400 =	30,000 2,400	
ition, Asb. Abate., Survey, etc.	-	-		x 15,000 =	2,400	
laneous Contracts			1 Per Project		15,000	
sai Fee Review			1 Parcels	x 5,000 =	5,000	
and the second s				TOTAL PHASE	B	\$64,
COSTS (PHASE 43)				Amount 5	Subtotal	
mprovements & Severance Dams ost to Cure Amount	-	48004 4 7	De alone of the			
Retention & Mit.	0 x	Commence of the last of the la	Design plan stage	THE RESIDENCE OF THE PARTY OF T		
OTAL	129,125 x		Parcels w/o R/W Acc Lines 13 &14)	167,863	400000	
. Settlements (Factor	0% x				167,663	
on Awards (Factor	60% x	0% of L 100% of L	,	= 100,700		
ess Damages (Claims	0 x		ille 13)	= 100,700		
amages Incre(Factor	25% x	- Committee of the Comm		0		
Appr. Fees (Parcels	1 x	The state of the s		= 10,000		
CPA Fees (Claims	0 x	\$10,000)		= 0		
Atty Fees Sum of Lines 16, 17 & 19	100,700 x	40%)		40,300		
Expert Witne (Comm.+Unimp.)	0 +	1))	18,000	= 18,000		
Condemn. Costs	1 x					
	A	\$500		= 500		
OTAL	A	AND DESCRIPTION OF THE PARTY OF	Lines 16 thru 24)	2	169,500	
OTAL		AND DESCRIPTION OF THE PARTY OF	Lines 16 thru 24)	TOTAL PHASE 4		\$337,
OTAL contingency for design plan stage	:	(I		TOTAL PHASE 4		\$337,
OTAL contingency for design plan stage PD&E plans - 130% (2) 30% plans	: - 125% (3) 60% p	(I		TOTAL PHASE 4		\$337,
OTAL contingency for design plan stage PD&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4	: - 125% (3) 60% p	(I		TOTAL PHASE 4	3	
OTAL contingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 sition Consultant-50% of parcels	: - 125% (3) 60% p 2)	(Lans - 120% (4) 90%		TOTAL PHASE 4	3	
OTAL contingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 sition Consultant-50% of parcels	: - 125% (3) 60% p 2)	(Lans - 120% (4) 90%		TOTAL PHASE 4	3	
OTAL contingency for design plan stage PD&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 sitton Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing	2) \$20,000 x	(Lans - 120% (4) 90%	% plans -115% (5) : Amount	TOTAL PHASE 4	3	
OTAL ontingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing	: s-125% (3) 60% p 2) \$20,000 x	(Lans - 120% (4) 90%	% plans -115% (5) 2	TOTAL PHASE 4	3	\$337, \$20,
OTAL Contingency for design plan stage PARE plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs	2) \$20,000 x \$\frac{\$20,000}{\$10,000} \text{x}	(Lans - 120% (4) 90%	% plans -115% (5) 2 Amount = 0 = 0	TOTAL PHASE 4	3	
OTAL contingency for design plan stage PD&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 Sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs ential	\$20,000 x \$20,000 x \$1,500 x	(Lans - 120% (4) 90%	### Amount = 0 0 0 0 0	TOTAL PHASE 4	3	
COTAL CONTINGENCY for design plan stage CONTINGENCY for design plan stage CONTINE PLAN (2) 30% plans ISITION CONSULTANT (PHASE 4) SILION CONSULTANT (PHASE 4) Replacement Housing Move Costs Ential CONTINE PLAN (CONTINE	\$20,000 x \$20,000 x \$10,000 x	(Lans - 120% (4) 90%	% plans -115% (5) 2 Amount = 0 = 0	TOTAL PHASE 4	3	
OTAL Contingency for design plan stage PAE plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs ential see/Farm nal Property	\$20,000 x \$20,000 x \$1,500 x	(Lans - 120% (4) 90%	### Amount = 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	TOTAL PHASE 4	13	
OTAL ontingency for design plan stage DAE plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial Islan Farm Ital Property 28 thru 32)	\$20,000 x \$20,000 x \$10,000 x	(Lans - 120% (4) 90% 1 Number 0 0 0 0 0 0 0	### Amount = 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	TOTAL PHASE 4	13	
Ontingency for design plan stage D&E plans - 130% (2) 30% plans SITION CONSULTANT (PHASE 4 itlon Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Itlal as/Farm at Property 28 thru 32)	\$20,000 x \$20,000 x \$10,000 x	(Lans - 120% (4) 90% 1 Number 0 0 0 0 0 0 0	Amount = 0 = 0 = 0 = 0 = 30	TOTAL PHASE 4	13	
OTAL Ontlingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 ittlon Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial as/Farm at Property 28 thru 32)	\$20,000 x \$20,000 x \$10,000 x	(Lans - 120% (4) 90% 1 Number 0 0 0 0 0 0 0	### Amount = 0 0 = 0 0 = 0 0 = 0 0 = 0 0 Not in Phase Total)	TOTAL PHASE 4	13	\$20,
ontingency for design plan stage D&E plans - 130% (2) 30% plans SITION CONSULTANT (PHASE 4 ition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial se/Farm al Property 28 thru 32) Ition Services Cost	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$20,000 x	(Lans - 120% (4) 90% 1 Number 0 0 0 0 0 0 0	Amount = 0 = 0 = 0 = 0 = 30	TOTAL PHASE 4	13	\$20,
OTAL Ontingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial SE/Farm Ial Property 28 thru 32) Ition Services Cost Daniel Trosper	\$20,000 x \$20,000 x \$10,000 x \$1,500 x \$2,000 x	(Lans - 120% (4) 90% 1 Number 0 0 0 0 0 0 0	### Amount = 0 0 = 0	TOTAL PHASE 4 TOTAL PHASE 4 TOTAL PHASE 4 TOTAL PHASE 4	13	\$20,
OTAL Ontingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 idlion Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial Intial Property 28 thru 32) Ition Services Cost Daniel Trosper N/A	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$20,000 x	(Lans - 120% (4) 90% 1 Number 0 0 0 0 \$0 (I	### Amount = 0 0 = 0	TOTAL PHASE 4 TOTAL PHASE 4 TOTAL PHASE 4 TOTAL PHASE 4	13	\$20,
OTAL Ontlingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 Sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial SelFarm Ial Property 28 thru 32) Ition Services Cost Daniel Trosper N/A N/A	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$20,000 x \$2,000 x	(Lans - 120% (4) 90% 1 Number 0 0 0 0 \$0 (I	### Amount = 0 0 = 0	TOTAL PHASE 4	13	\$20,
OTAL Ontlingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 Sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial SelFarm Ial Property 28 thru 32) Ition Services Cost Daniel Trosper N/A N/A	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$20,000 x	(Lans - 120% (4) 90% 1 Number 0 0 0 0 \$0 (I	### Amount = 0 0 = 0	TOTAL PHASE 4 TOTAL PHASE 4 TOTAL PHASE 4 TOTAL PHASE 4	13	\$20,
OTAL ontingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 Sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial I	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$20,000 x \$20,000 x	(Lans - 120% (4) 90% 1 Number 0 0 0 0 \$0 (I	Amount = 0 = 0 = 0 = 0 = 30 Not in Phase Total) (All Phases)	TOTAL PHASE 4	15 15 15 15 15 10 15 15 10	\$20,
COTAL CONTINGENCY for design plan stage PD&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 SITION CONSULTANT (PHASE 4 SITION CONSULTANT (PHASE 45) Replacement Housing Move Costs Intellated Property 28 thru 32) Ition Services Cost Daniel Trosper N/A N/A Wiew: Marilyn Jackson	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$2,000 x \$2,000 x \$2,000 x	Number 0 0 0 0 0 0 0 0 0	Amount = 0 = 0 = 0 = 0 = 0 Not in Phase Total) (All Phases)	TOTAL PHASE 4 TOTAL PHASE 4 TOTAL PHASE 4 TOTAL PHASE 4 TOTAL ESTIMAT Date:	13 12 15 10	\$428, 22
COTAL Contingency for design plan stage PD&E plans - 130% (2) 30% plans DISITION CONSULTANT (PHASE 4 Sition Consultant-50% of parcels DISITION COSTS (PHASE 45) Replacement Housing The Move Costs Entitle DESIFRATI THE Property 28 thru 32) Action Services Cost Daniel Trosper N/A N/A Wew: Marilyn Jackson ate Sequence #: Dated Administrative settlements	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$20,000 x \$1,500 x \$2,000 x \$2,000 x Signed: Signed: Signed: Signed: Signed: and litigation awa	Number 0 0 0 0 \$0 (I	Amount = 0 = 0 = 0 = 0 = \$0 Not in Phase Total) (All Phases)	TOTAL PHASE 4 Date:	13 12 15 10	\$428, 22
OTAL ontingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 Sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial BEST ARTIN INTERPRETATION (1) PROPERTY INTO SERVICES COST Daniel Trosper NIA NIA NIA NIA NIA INIA INIA INIA INI	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$20,000 x \$1,500 x \$2,000 x \$2,000 x Signed: Signed: Signed: Signed: Signed: and litigation awa	Number 0 0 0 0 \$0 (I	Amount = 0 = 0 = 0 = 0 = \$0 Not in Phase Total) (All Phases)	TOTAL PHASE 4 Date:	13 12 15 10	\$428, 22
OTAL Ontlingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 Sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial SelFarm Ial Property 28 thru 32) Ition Services Cost Daniel Trosper N/A N/A N/A N/A N/A A Wiew: Marilyn Jackson ate Sequence #: Dated Administrative settlements	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$20,000 x \$1,500 x \$2,000 x \$2,000 x Signed: Signed: Signed: Signed: Signed: and litigation awa	Number 0 0 0 0 \$0 (I	Amount = 0 = 0 = 0 = 0 = \$0 Not in Phase Total) (All Phases)	TOTAL PHASE 4 Date:	13 12 15 10	\$428, 22
OTAL Ontlingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 Sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial SelFarm Ial Property 28 thru 32) Ition Services Cost Daniel Trosper N/A N/A N/A N/A N/A A Wiew: Marilyn Jackson ate Sequence #: Dated Administrative settlements	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$20,000 x \$1,500 x \$2,000 x \$2,000 x Signed: Signed: Signed: Signed: Signed: and litigation awa	Number 0 0 0 0 \$0 (I	Amount = 0 = 0 = 0 = 0 = \$0 Not in Phase Total) (All Phases)	TOTAL PHASE 4 Date:	13 12 15 10	\$428, 22
OTAL Ontlingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 Sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial SelFarm Ial Property 28 thru 32) Ition Services Cost Daniel Trosper N/A N/A N/A N/A N/A A Wiew: Marilyn Jackson ate Sequence #: Dated Administrative settlements	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$20,000 x \$1,500 x \$2,000 x \$2,000 x Signed: Signed: Signed: Signed: Signed: and litigation awa	Number 0 0 0 0 \$0 (I	Amount = 0 = 0 = 0 = 0 = \$0 Not in Phase Total) (All Phases)	TOTAL PHASE 4 Date:	13 12 15 10	\$428, 22
OTAL Ontlingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 Sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial SelFarm Ial Property 28 thru 32) Ition Services Cost Daniel Trosper N/A N/A N/A N/A N/A A Wiew: Marilyn Jackson ate Sequence #: Dated Administrative settlements	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$20,000 x \$1,500 x \$2,000 x \$2,000 x Signed: Signed: Signed: Signed: Signed: signed: and litigation awa	Number 0 0 0 0 \$0 (I	Amount = 0 = 0 = 0 = 0 = \$0 Not in Phase Total) (All Phases)	TOTAL PHASE 4 Date:	13 15 15 15 15 10 371370 tion Date:	\$428, 22
OTAL ontlingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 Sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$20,000 x \$1,500 x \$2,000 x \$2,000 x Signed: Signed: Signed: Signed: Signed: signed: and litigation awa	Number 0 0 0 0 \$0 (I	Amount = 0 = 0 = 0 = 0 = \$0 Not in Phase Total) (All Phases)	TOTAL PHASE 4 Date:	13 15 15 15 15 10 371370 tion Date:	\$428, 22
OTAL Contingency for design plan stage PD&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 Sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial Interplacement Housing Move Costs Intial Interplacement Housing Daniel Trosper NIA NIA NIA NIA Marilyn Jackson ate Sequence #: Dated Administrative settlements	\$20,000 x \$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$20,000 x \$2,000 x \$2,000 x Signed:	Number O O O SO (I	Amount = 0 = 0 = 0 = \$0 Not in Phase Total) (All Phases) ged to reflect one o	TOTAL PHASE 4 Date:	15 TE S / 15 / 0 Stion Date: strative settler	\$428, 22
OTAL Ontlingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial Sef-Farm Isial Property 28 thru 32) Ition Services Cost Daniel Trosper IVA IVIA View: Marilyn Jackson ate Sequence #: Dated Administrative settlements are considered to be zero,	\$20,000 x \$20,000 x \$20,000 x \$1,500 x \$20,000 x \$1,500 x \$20,000 x \$1,500 x \$20,000 x \$20	Number O O O SO (I	Amount = 0 0 = 0 = 0 = \$0 Not in Phase Total) (All Phases) ged to reflect one ond and improvement	TOTAL PHASE 4 Date: Phase 4 TOTAL PHASE 4	15 TE S / 15 / 0 Stion Date: strative settler	\$428, \$428,
ontingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 Sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial Se/Farm Isial Property 28 thru 32) Ition Services Cost Daniel Trosper N/A N/A View: Marilyn Jackson ate Sequence #: Dated Administrative settlements are considered to be zero, Type A - indicates the mos Type B - indicates above at	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$20,000 x \$1,500 x \$20,000 x \$1,500 x \$20,000 x \$1,500 x \$20,000 x \$2,000 x \$1,500 x \$2,000 x	Number O O O SO (I	Amount = 0 = 0 = 0 = \$0 Not in Phase Total) (All Phases) ged to reflect one o	TOTAL PHASE 4 TOTAL	15 TE S / 15 / 0 Stion Date: strative settler	\$20, \$428, \$428, 12. 2 ments
ontingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial ISIFERIT	\$20,000 x \$20,000 x \$20,000 x \$1,500 x \$1,500 x \$20,000 x \$20,000 x \$1,500 x \$20,000	Number O O O SO (I	Amount = 0 = 0 = 0 = \$0 Not in Phase Total) (All Phases) ged to reflect one o	TOTAL PHASE 4 TOTAL	15 TE S / 15 / 0 Stion Date: strative settler	\$20, \$428, 10% 1.1000 1.2100 1.3310
ontingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 Sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial Interest Housing Daniel Trosper N/A N/A N/A View: Marilyn Jackson ate Sequence #: Dated Administrative settlements are considered to be zero, Type A - indicates the mos Type B - Indicates above at	\$20,000 x \$20,000 x \$20,000 x \$1,500 x \$1,500 x \$20,000 x \$20,000 x \$1,500 x \$20,000	Number O O O SO (I	Amount Amount O O Not in Phase Total) (All Phases) Ged to reflect one of and improvement	TOTAL PHASE 4 Date: Total phase 4	15 TE S / 15 / 0 Stion Date: strative settler	\$428, \$428, \$22 \$1.1000 1.2100 1.3310 1.4641
ontingency for design plan stage D&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 Sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial Self-arm Intial Property 28 thru 32) Ition Services Cost Daniel Trosper N/A N/A N/A N/A N/A INVA INVA INVA INVA INVA INVA INVA INV	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$2,000 x \$2,000 x Signed: Sign	Number O O O SO (I	Amount Amount O O Not in Phase Total) (All Phases) Ged to reflect one of and improvement	TOTAL PHASE 4 TOTAL	15 TE S / 15 / 0 Stion Date: strative settler	\$20, \$428, 10% 1.1000 1.2100 1.3310
OTAL Contingency for design plan stage PD&E plans - 130% (2) 30% plans ISITION CONSULTANT (PHASE 4 sition Consultant-50% of parcels ON COSTS (PHASE 45) Replacement Housing Move Costs Intial Interpretation Services Cost Daniel Trosper N/A View: Marilyn Jackson ate Sequence #: Dated Administrative settlements are considered to be zero, Type A - indicates the mos Type B - indicates above at Type C - Indicates below at Type C - Indicates below at	\$20,000 x \$20,000 x \$20,000 x \$10,000 x \$1,500 x \$2,000 x \$2,000 x Signed: Sign	Number O O O SO (I	Amount Amount O O Not in Phase Total) (All Phases) Ged to reflect one of and improvement	TOTAL PHASE 4 TOTAL	15 TE S / 15 / 0 Stion Date: strative settler	\$428, \$428, 10% 1.1000 1.2100 1.3310 1.4641

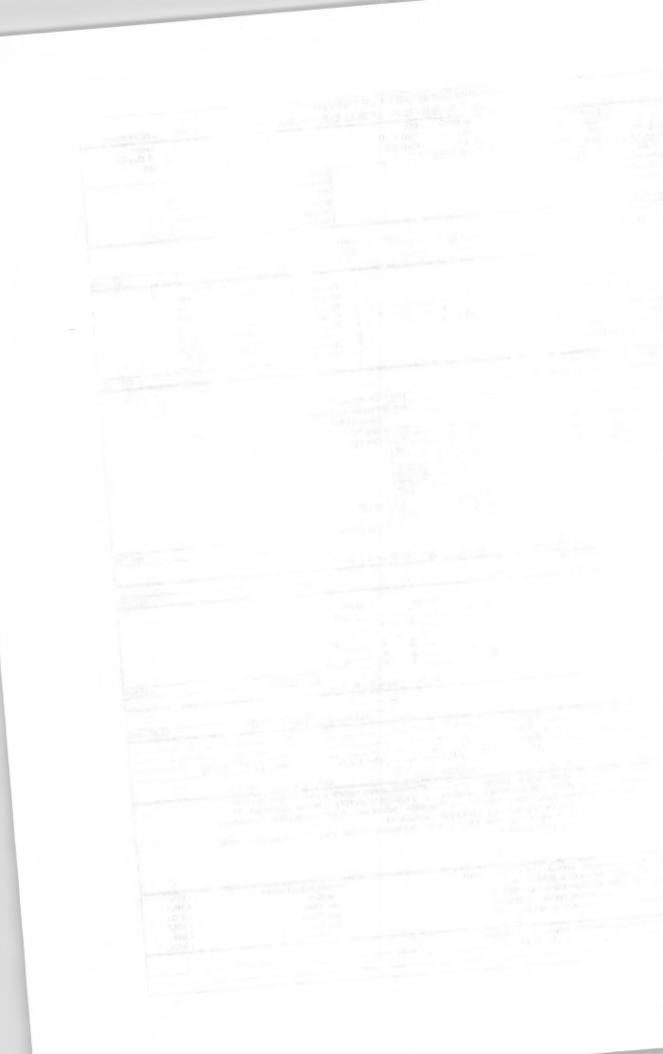
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				PARTMENT OF				UDD#.	
	255893		Former WPI#:	N/A	WATC	JST ESTIN	Marie Control of the latest the l	HDR#:	1 1573-025-096-25
:	Hillsbo		FAP No.:	2081-018P			District: Date:		Seven 15-May-02
d.:	574		Alternate:	Pond 5A			C.E. Sequence		N/A
Des.		PD&E Study from	CR 579 to McIntos	h Rd		10			
rcial	Gross	Net 0				Estimated R Business	lelocatees:	0	
ntial	4	2				Residential		4	
oved	0	0				Signs		. 0	
						Special		1	
arceis	4	2	CALL TO THE REAL PROPERTY.		-	Total Reloca		5	
		(PHASE 41)		0.700			Amount		
rect Ov		(Parcels	2	x 6,500 x 0			13,000		
	Miloau	(raiceis		A	- ridic		TOTAL PHASE	41	\$13,000
S (PHA	SE (B)						TIOTACTHACE	Amount	\$13,000
		ough Trial			2	Parcels -	x 12,000 =	24,000	
		CPA Fees Through	Frail		0		x 19,000 =	0	
		rocess Servers	75%	x 2	= 2		x 500 =	1,000	
pert Wit	less		75% 50%	x 2 x 2	= 2	-	x 30,000 = x 2,400 =	60,000	
	Ash. Ab	pate., Survey, etc.	30 10	A	- 4		x 15,000 =	60,000	
	ous Cont				1	Per Project		15,000	
praisal I	ee Revie	ew			1	Parcels	x 5,000 =	5,000	
							TOTAL PHASE	4B .	\$167,400
ND CO	STS (PHA	ISE 43). /					Amount	Subtotal	
nd, Impr	ovement	s & Severance Dam	ages						
d Cost	o Cure A	mount	0	x 130%	* Design	pian stage	0		
ter Rete	ntion & I	Mit.	497,900	x 130%	(0 Parcels	wio R/W Acc	647,270		
BTOTA					(Lines 1	,		647,270	
	tiements	•	45%	Section 2017 Control of the Control	of Line 15	,	3 87,400		
_	Awards	•	60%	the party of the same of the s	of Line 15)	= 271,900		
	_	(Claims	0	x \$0	,		=0		
	ges Inch	(Parcels	25%	x \$ - x \$10,000)		= 20,000		
ner CP		(Claims	0	x \$10,000			= 0		
		(Sum of Lines 16, 17 & 1	and the same of th	x 40%			= 143,700		
		(Comm.+Unimp.)	0) 18,000		= 0		
	demn. Co		2	x \$500	-	-	1,000		
BTOTA				-	(Lines 1	6 thru 24)	=	524,000	
							TOTAL PHASE	43	\$1,171,300
on conti	ngency i	or design plan stag 130% (2) 30% plan	e:	niana - 120% (4)	any plan	c -115% (5)	260 Data .110W		
PARTY NAMED IN	CONTRACT OF STREET	THE RESERVE OF THE PERSON NAMED IN	Name and Address of the Owner, where the Party of the Owner, where the Party of the Owner, where the Owner, which is the Owner, which	plais - 12078 (4)	30 % prair	3-11370 (3)	200 Date -1 10/6		
		SULTANT (PHASE	•				TOTAL DUAGE	40	600.000
NAME AND ADDRESS OF	STATISTICS OF THE PARTY.	lant-50% of parcels	\$20,000 ×	1			TOTAL PHASE	42	\$20,000
MOITA		PHASE 45)		Number		Amount			
aer	нерис	ement Housing	\$20,000	x 2	=	40,000			
ant			\$10,000	x 2	=	40,000			
	Move (Costs							
dentia			\$1,500	x4	=	26,000	•		
ness/			\$20,000	x 0	=	\$2,000			
	roperty		\$2,000	X		\$2,000	TOTAL PHASE	45	\$108,000
	hru 32) Service:	e Cost		\$10,800	(Not in	Phase Total)	The state of the s		0100,000
- HIIOI	DELVICO	3 0031				111111111111111111111111111111111111111			
					-				
	-				-	(All Phases	TOTAL ESTIMA	TE	\$1,479,700
A Property of the Parks	Daniel	Trosper	Signed:	17. L Tun	11		Date:	5/15/02	
:	N/A		Signed:				Date:		
12		Trosper	Signed:	m;	0.	7	Date:	14.1	Man and the second seco
viev	: Marily	n Jackson	Signed:	4 Jacelyn	The	lis	Date:	0/15/0	-
ala	Sequenc	e#: Date	d.	In the Amount of	su		Data Input Comp	etion Date:	
ate		ship lines did not n		STATE OF THE OWNER, THE PARTY OF	The Control of the Control		THE RESERVE THE PERSON NAMED IN		with
		y records. Parcel 10							
		ilately to the east of							
	lot.								
	This e	stimate had two par	rcels which were	not included in the	main par	cel count. Tw	o parcels had lov	v income hous	sing
	which	required a \$20,000	increase in reloca	ation costs on line	30.				
1000	in all and a	the estimated	off days a la the ab	oue retiredes			Future Value Fee	tara @	100/
3		the estimator's co		ove estimate:			Future Value Fac Year One	iors w	10% 1.1000
-		3 - Indicates above		ce			Year Two		1.2100
		- indicates below					Year Three		1.3310
	Type I) - Indicates the lea	st or no confidence	00			Year Four		1.4641
							Year Five		1,6105
		41. D		water water					
			purpose for this e	simale:			4.0	-	
		the Department's	Gaming 1:	stimate:	_ Specia	Purpose:	X	Docs to RW:	
				stimate:	Specia	Purpose:	X	Docs to RW:	
				stimate:	Specia	Purpose:	X	Docs to RW:	

PRELIMINARY



DISTRICT SEVE	N RIGHT OF V	VAY CO	PORTATI		HDR#:	
Former WPI#:	N/A	AT CO	31 E311M		nun#:	.11573-025-096-25
FAP No.:	2081-018P			District: Date:		Seven 15-May-02
Alternate:	Pond 5B			C.E. Sequence		N/A
CR 579 to McIntosi	i Rd		Catherate d D	de antono	-	
				elocatees:	0	
					0	
			Total Reloca		4	
2	v 8 500	Ratel				
	Performance of the second of the second of					
-	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		-	41	\$13,0
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	Alternate: CR 579 to McIntosi 2 2 2 2 Trail 75% 75% 50% 19 339,726 45% 60% 0 25% 2 0 19) 245,100 0 2 2 19) 245,100 0 2 42) \$20,000 x \$20,000 \$10,000 \$1,500 \$20,000	Alternate: Pond 5B CR 579 to McIntosh Rd 2	Alternate: Pond 5B CR 579 to McIntosh Rd 2	Alternate: Pond 5B CR 579 to McIntosh Rd Estimated Re Business Residential Signs Special Total Relocal Signs Special Total Relocal Rd 2 x 6,500 = Rate) Trail 2 x 0 Claims x 0 Claims x 2 2 Parcels x 1 Parcels	Alternate: Pond 5B CR 579 to McIntosh Rd Estimated Relocatees: Business Residential Signs Special Total Relocatees	Alternate: Pond 5B CR 579 to McIntosh Rd Estimated Relocatees: Business 0 Residential 2 2 3 2 2 2 2 2 2 2



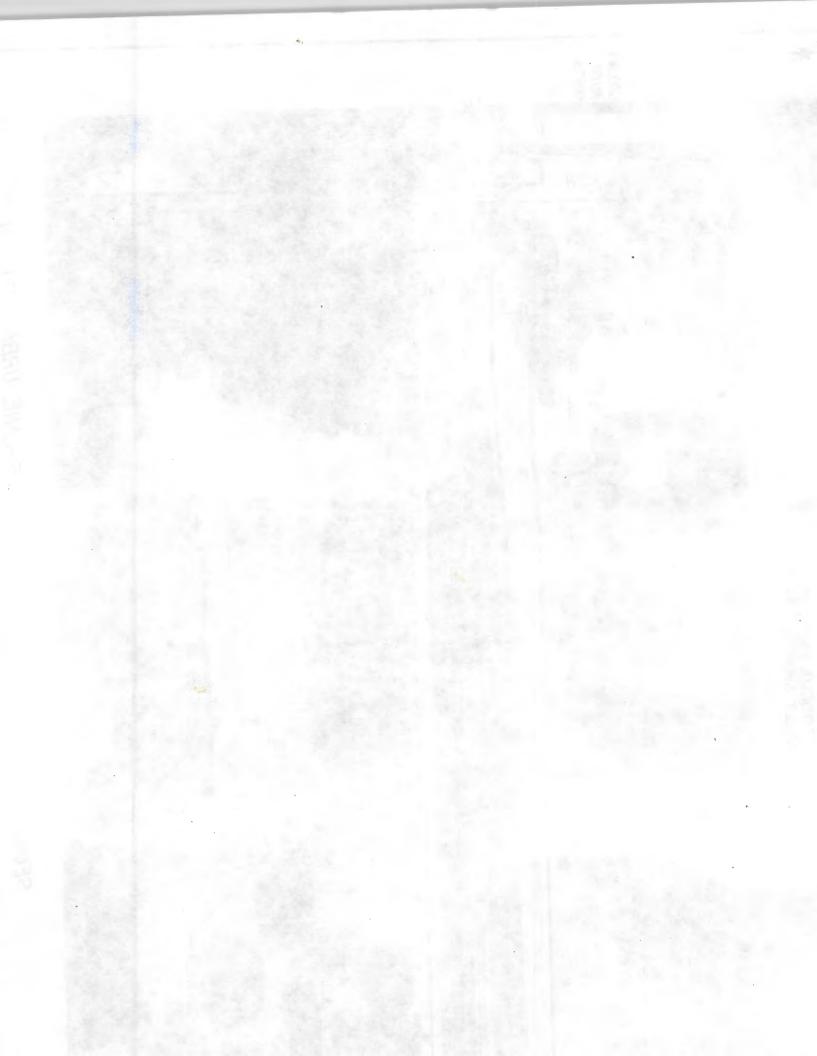




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9 to McIntos	h Rd	6,500 =	Rate)	Business Residential Signs Special	tees Amount 0 0	0 3 0 1 4	WA
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Lama de	Charles on the Control of the Contro			(All Phases)	THE RESERVE OF THE PERSON NAMED IN	AIE	\$2,129,
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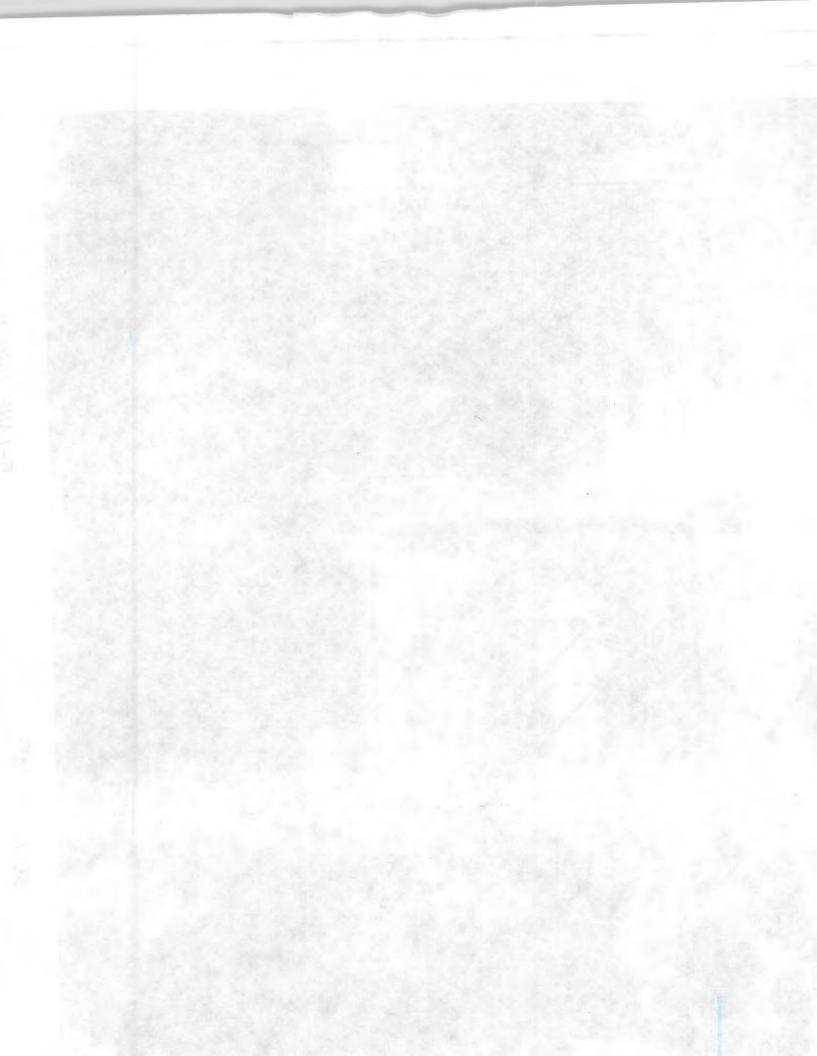
5-1 ANF IIRRAN TYPICAI CECTION

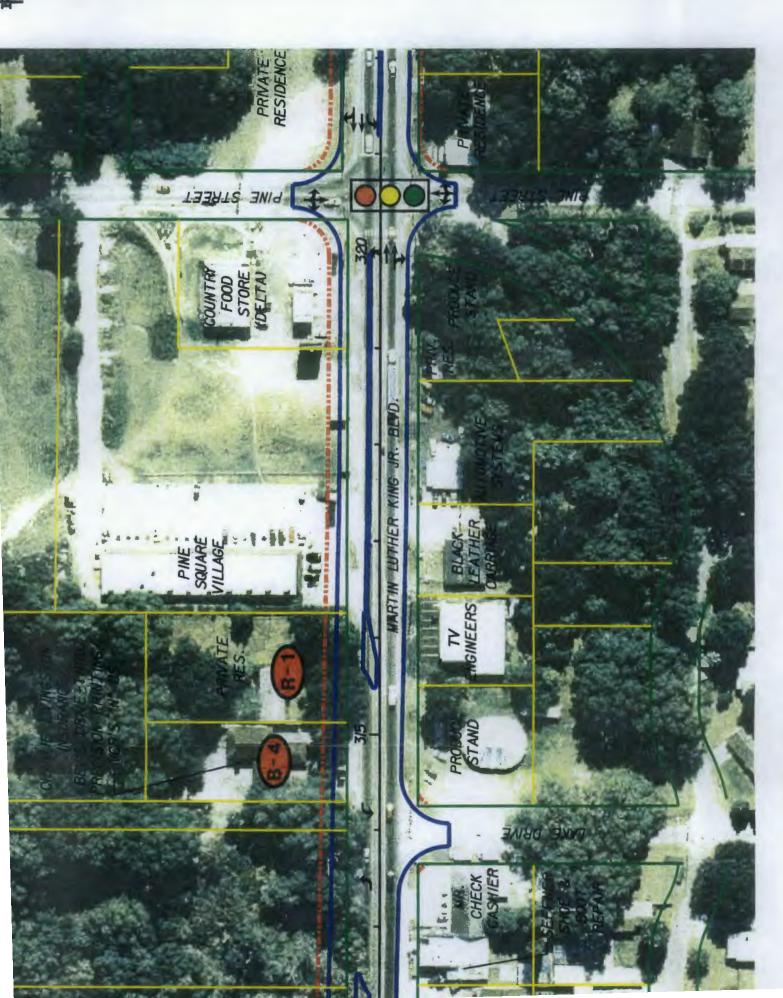
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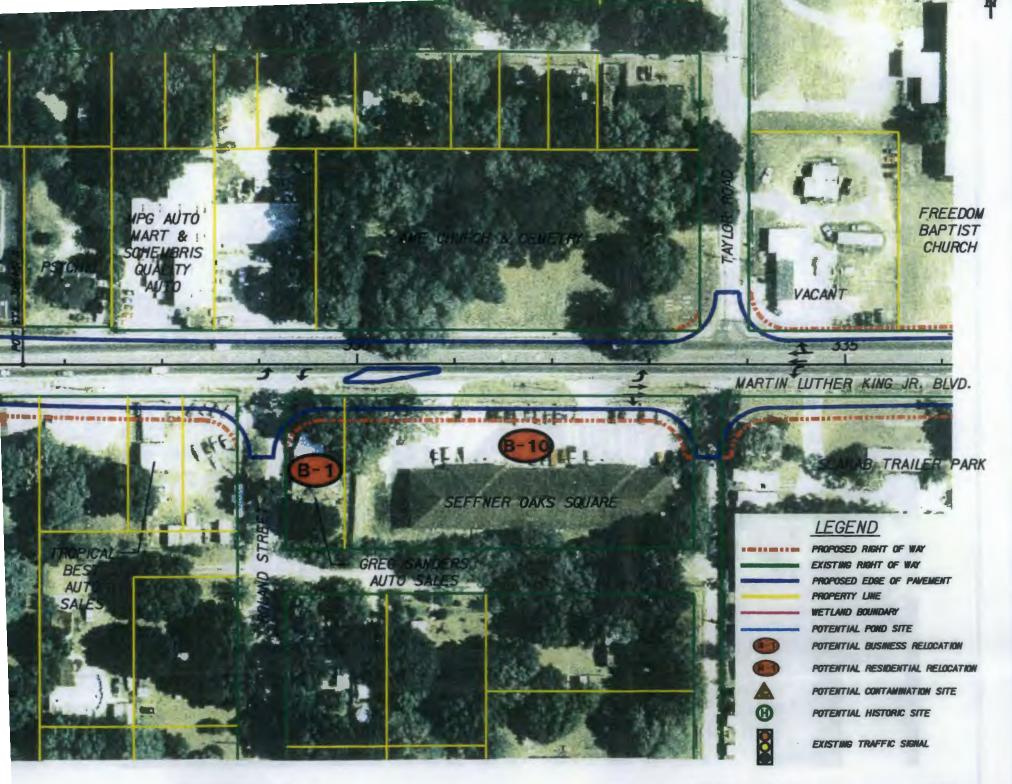


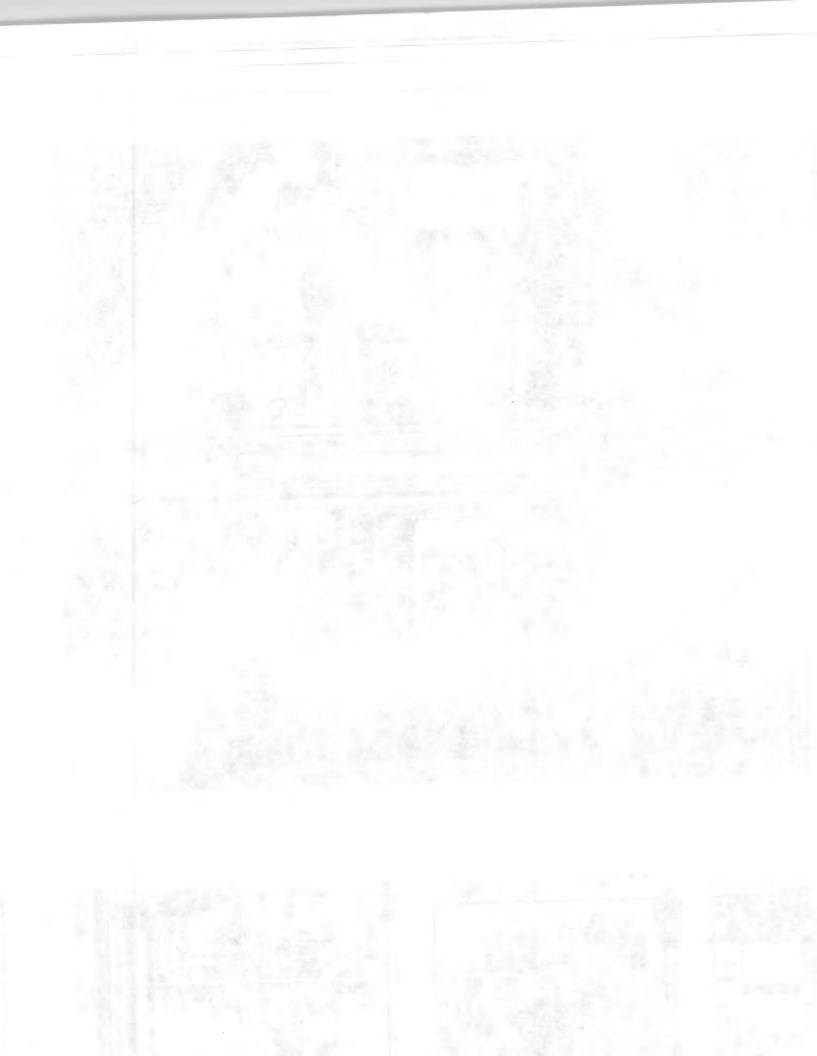
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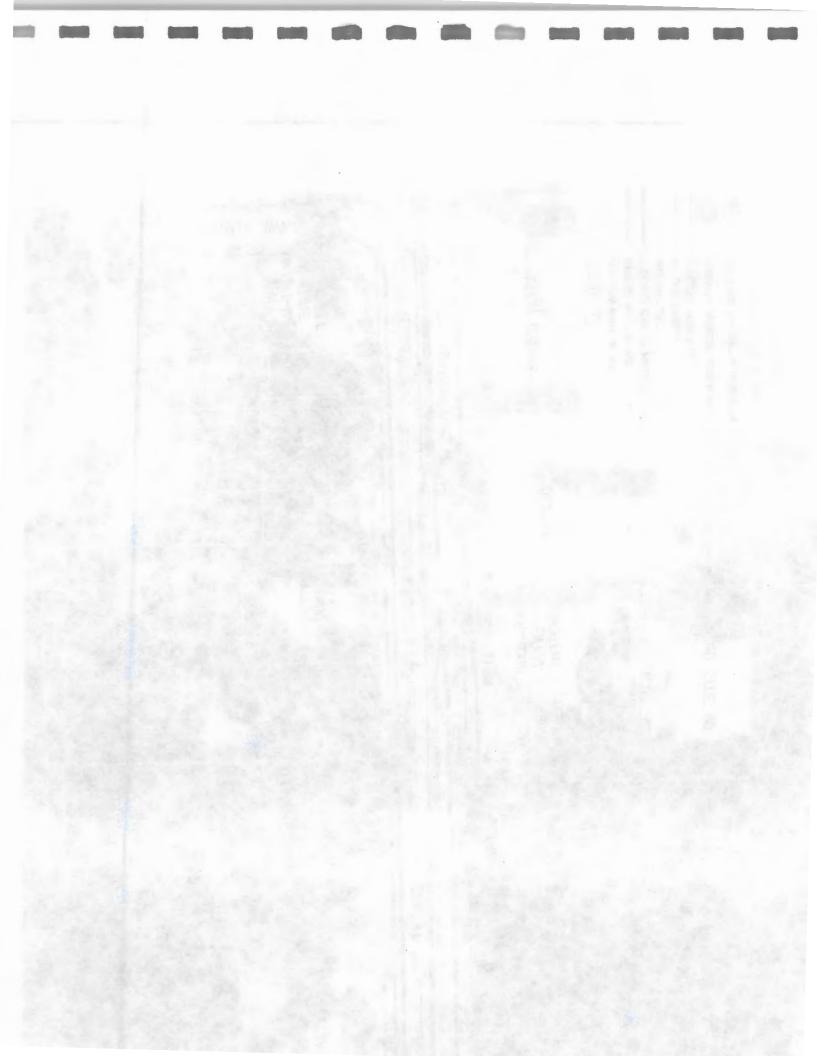


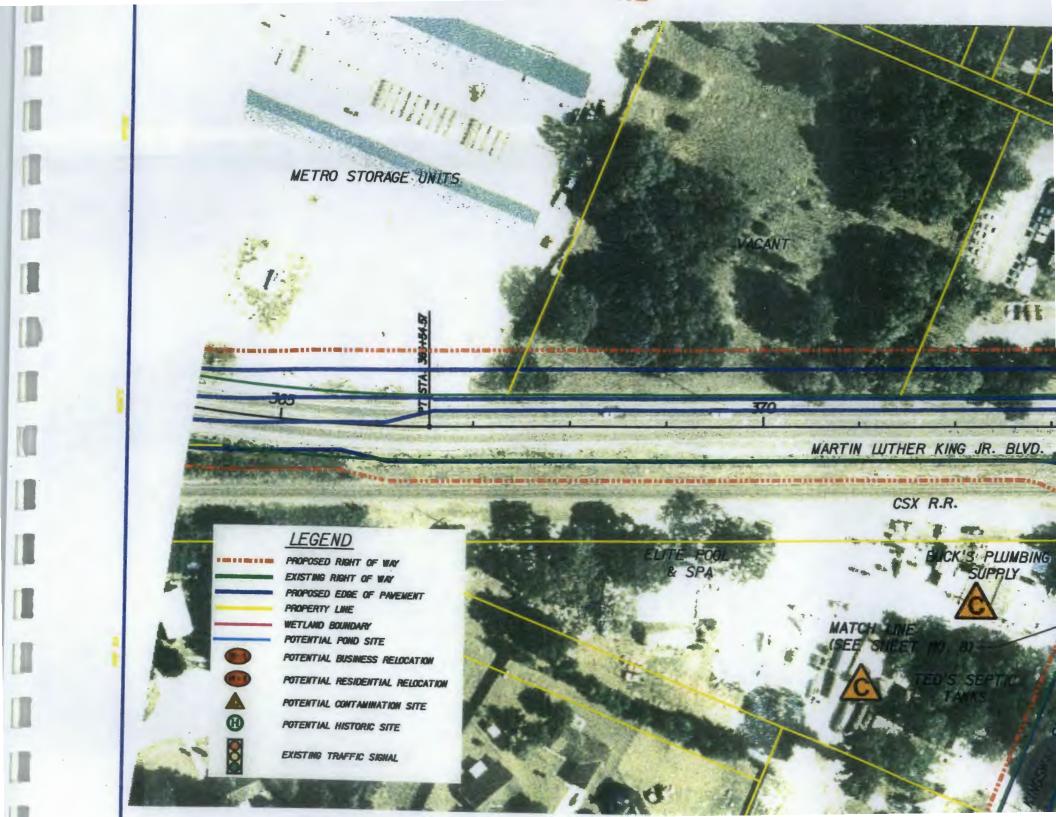








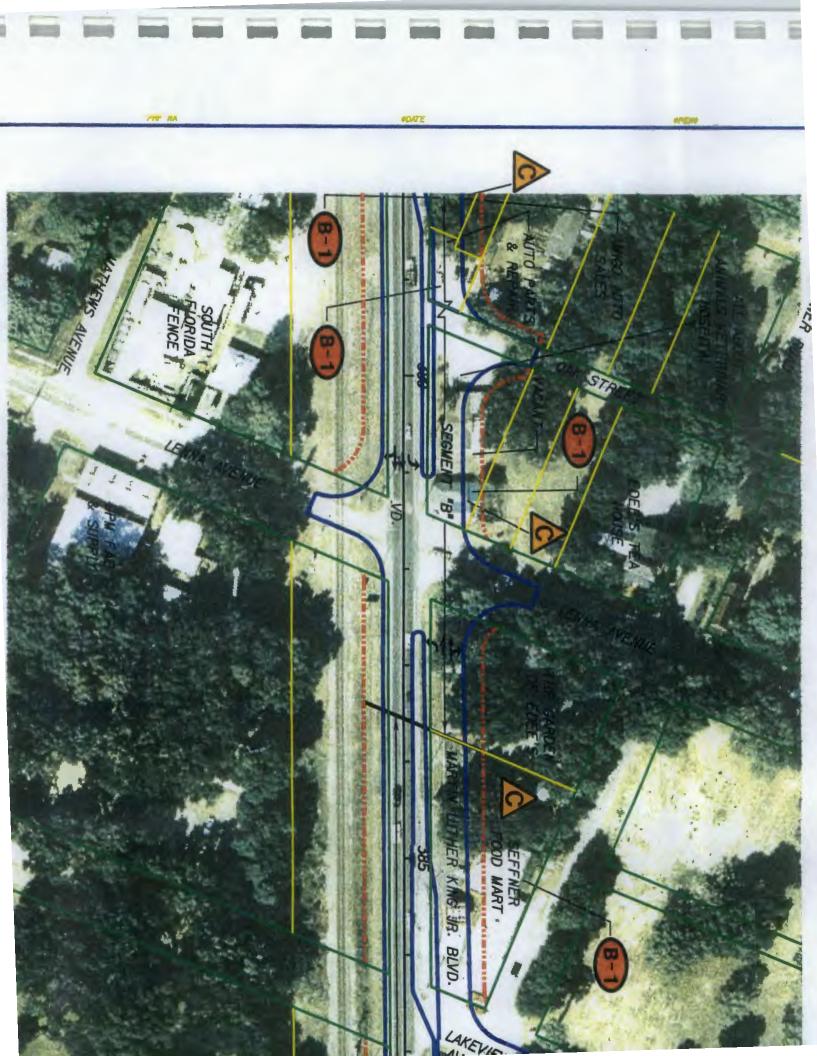




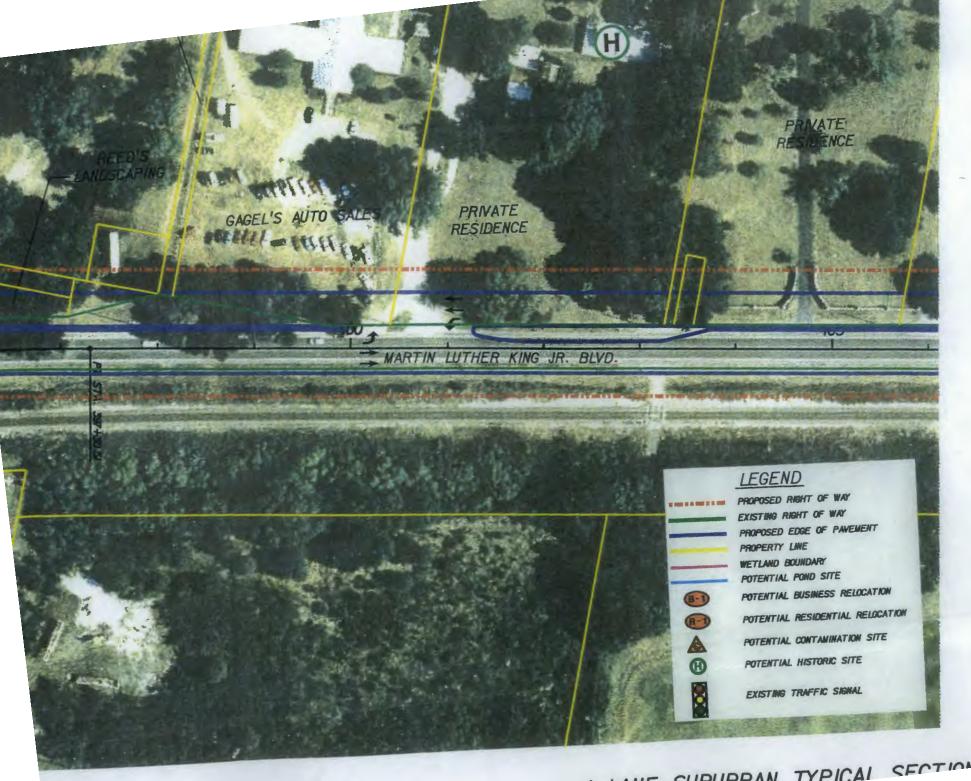


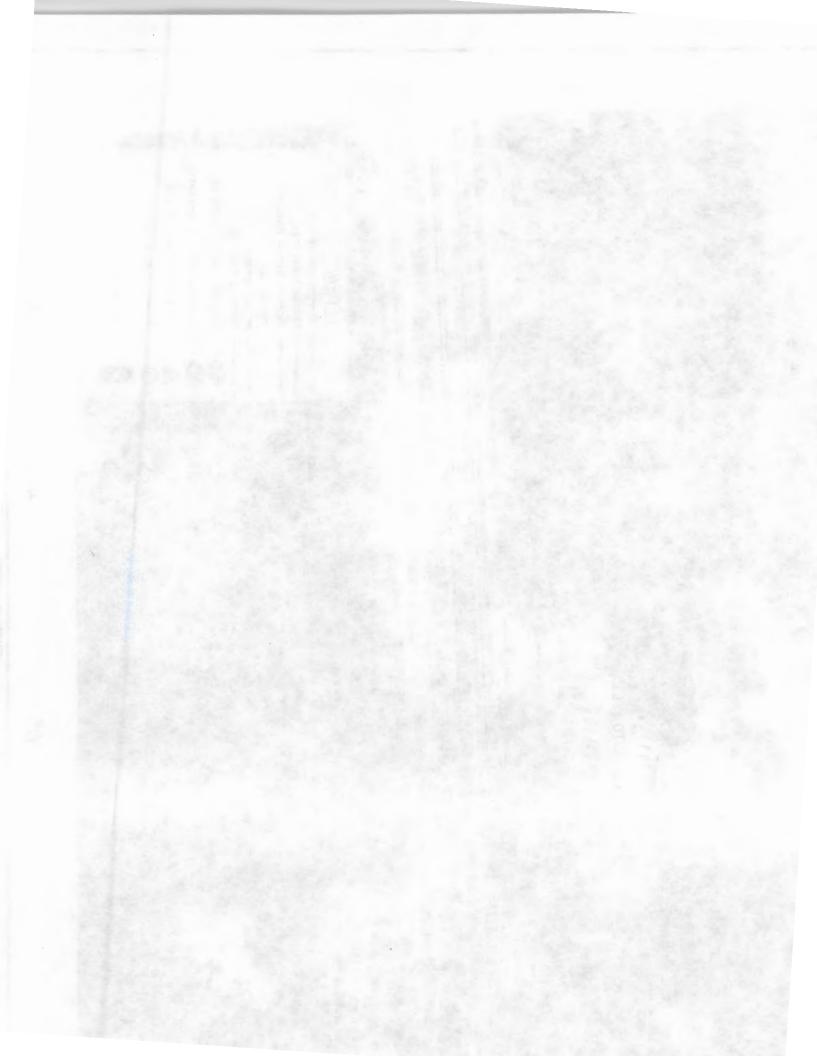


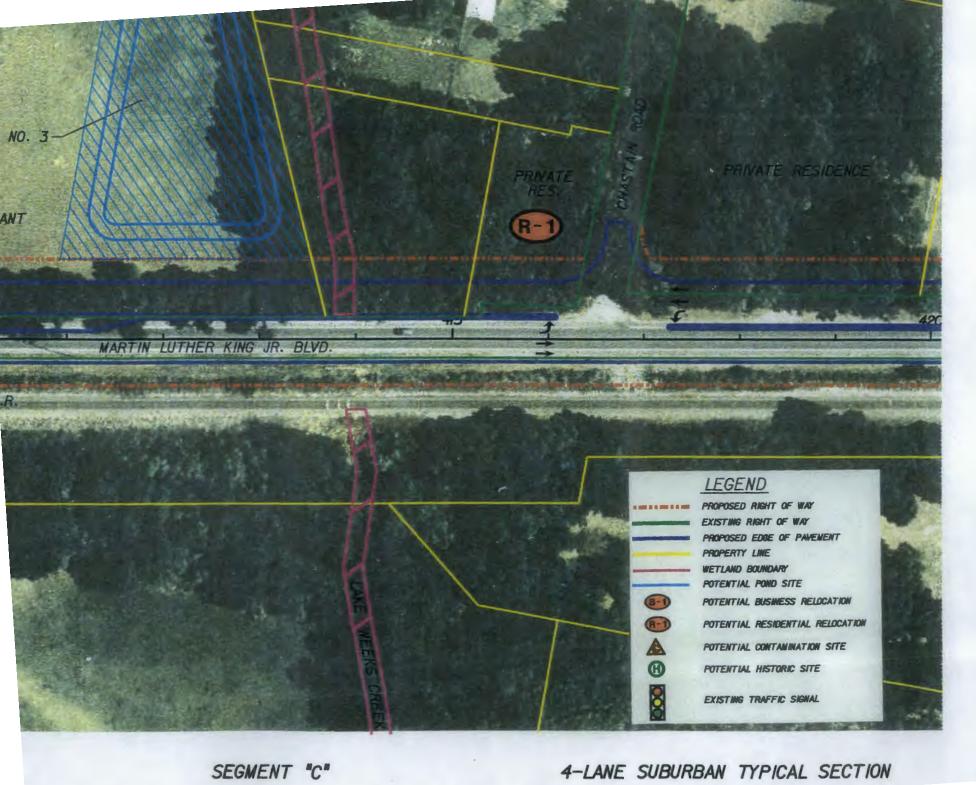




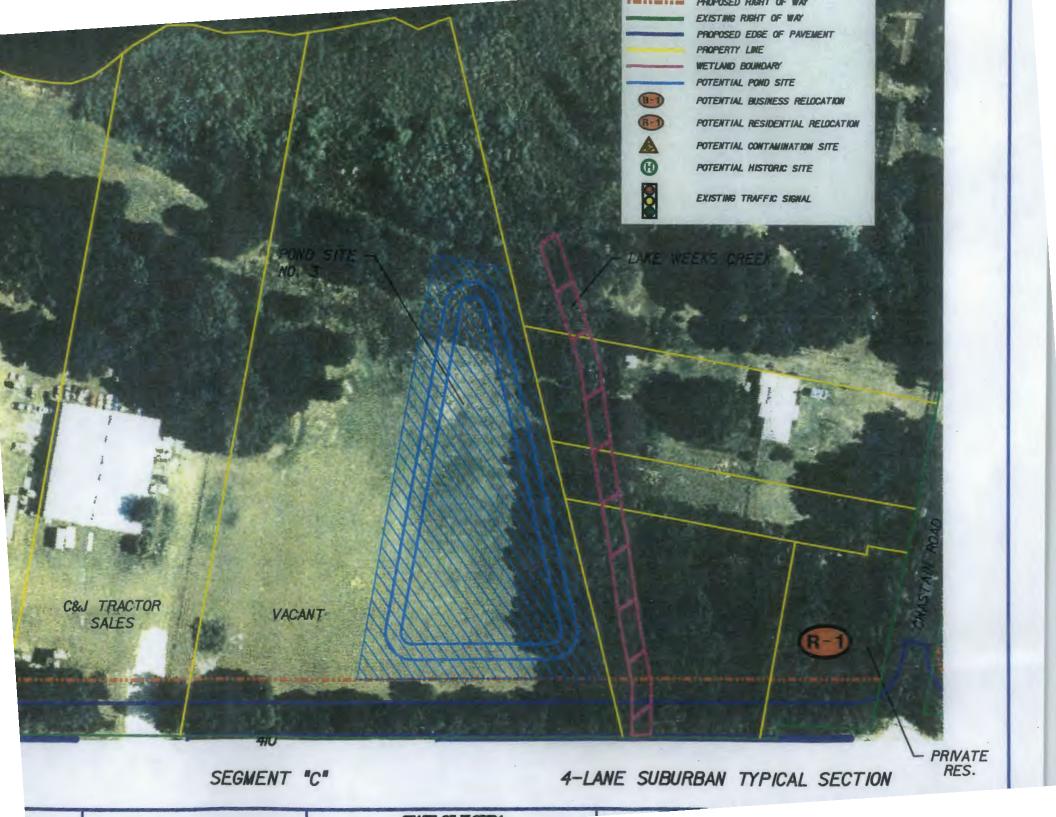


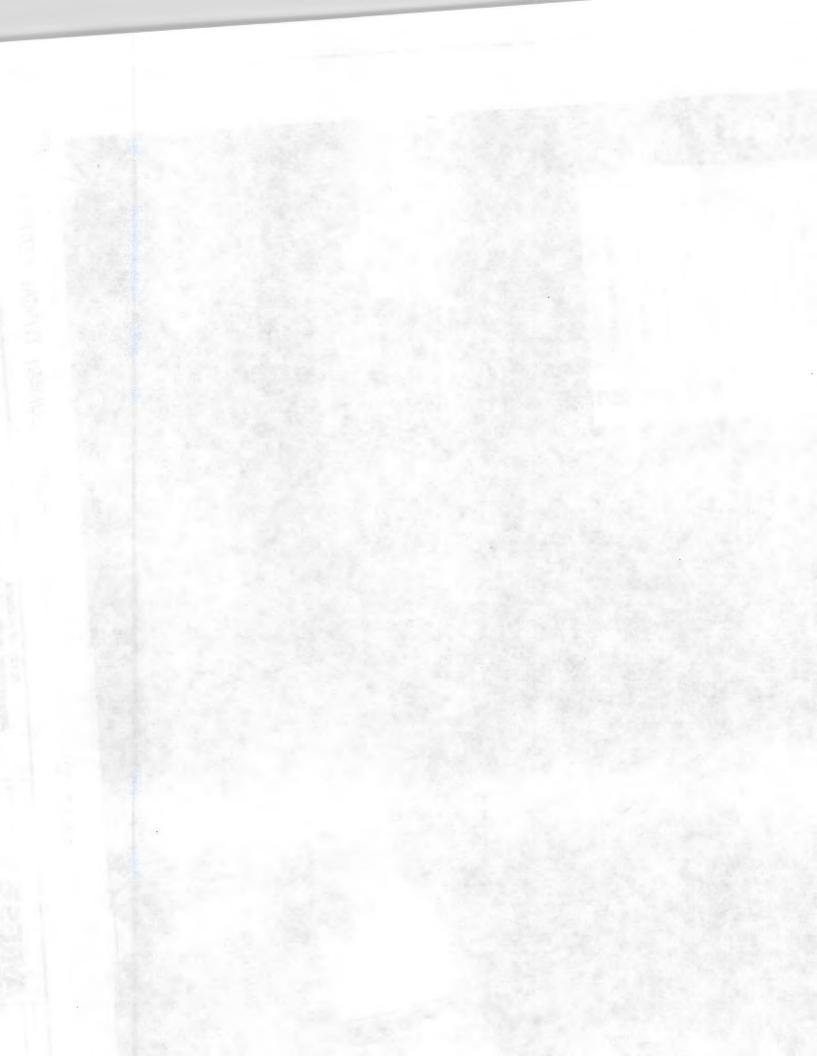




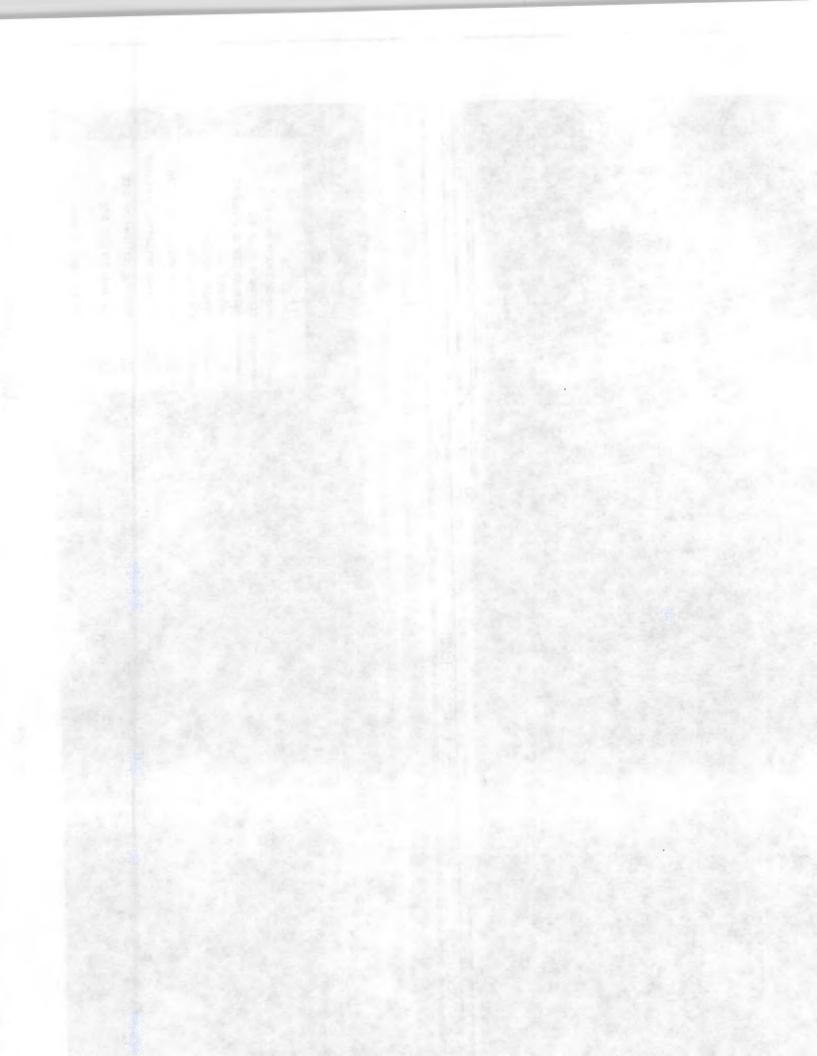


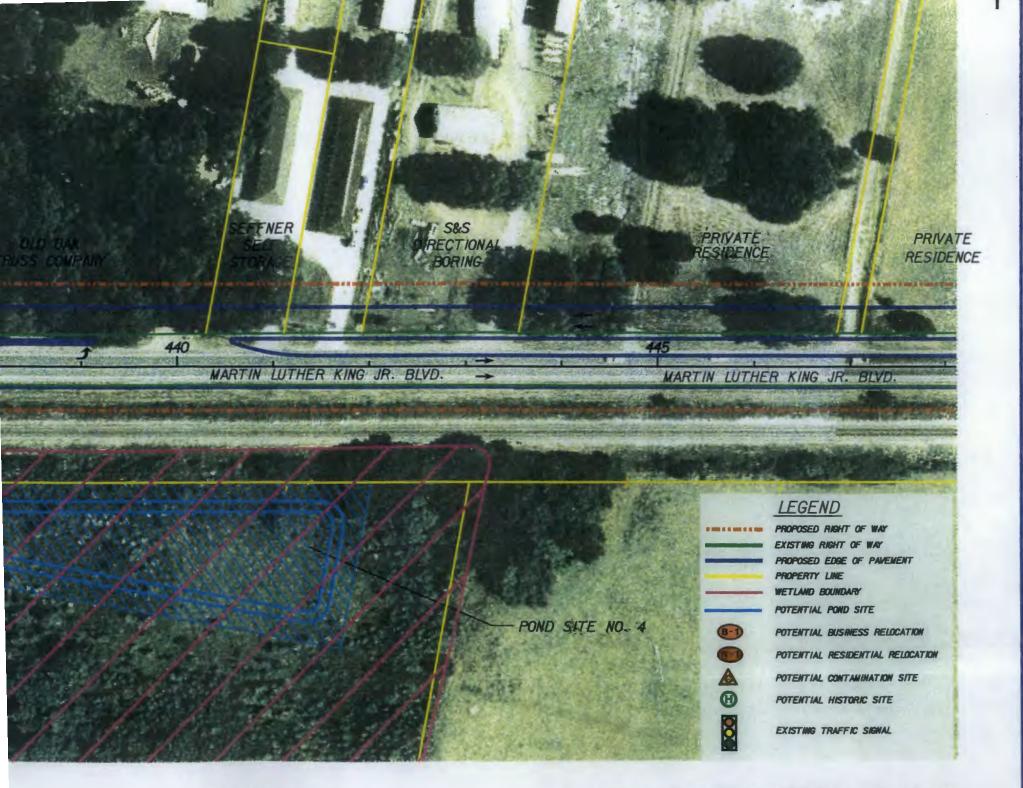
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4-1 ANF CIPLIPRAN TYBICAL CECTION

CECUENT "C"

