

Sunwest Harbortowne DRI
Timing & Phasing of Proposed Pipeline Improvements
DRC - 1/28/2010 - June 2009 Dollars

Total Project Proportionate Share Amount: \$28,955,959
Total Project PM Peak Hour Gross Trips: 3,039

2500 Total Units

Pipeline Project No.	Pipeline Improvement Location	Pipeline Improvement Description	Pipeline Imp. Cost	Pipeline % of Prop Share	Prop Share % * 2500 Permanent Units	Cumulative Trigger	Post Guarantee	Complete Project
1	Old Dixie Highway	(a)Pave from New York Ave to County Park; (b)Resurface from New York Ave to Sea Ranch Dr	\$2,353,173	8.13%	203	203	Prior to 1st pp/psp for any residential units	Prior to plat for 501st unit
2	US 19	Continuous Right-Turn Lane: - New York Ave to Denton Ave	\$5,972,105	20.62%	516	719	501st plat	801st plat
3	US 19	Continuous Right-Turn Lane: - Denton Ave to Little Rd	\$4,001,876	13.82%	346	1,064	801st plat	1251st plat
4	US 19	Continuous Right-Turn Lane: - Little Rd to Aripeka Road	\$7,646,309	26.41%	660	1,724	1251st plat	1751st plat
5	US 19	Continuous Right-Turn Lane: - Aripeka Rd to Hernando County Line	\$5,868,312	20.27%	507	2,231	1751st plat	2251st plat
6	US 19 at Hudson Ave	2 Westbound Left-Turn Lanes; 1 Shared Through/Left Turn Lane; 1 Westbound Right-Turn Lane	\$777,989	2.69%	67	2,298	2251st plat	2,301st plat
7	US 19 at Aripeka Rd	Eastbound Left-Turn Lane; Traffic Signal	\$611,474	2.11%	53	2,351	pp/psp approval for adjacent retail	cp approval for adjacent retail
8	Cash or Construction	TBD per DA	\$1,724,721	5.96%	149	2,500	TBD in NOPC/DAA see DA	2,401st plat

94.04% 2,351 units
Check 2,351 units

Subtotal: \$27,231,238 94.04% 2,858 trips
Remaining Amount (Pipeline 8 TBD): \$1,724,721 5.96% 181 trips
Total: \$28,955,959 100.00% 3,039 trips