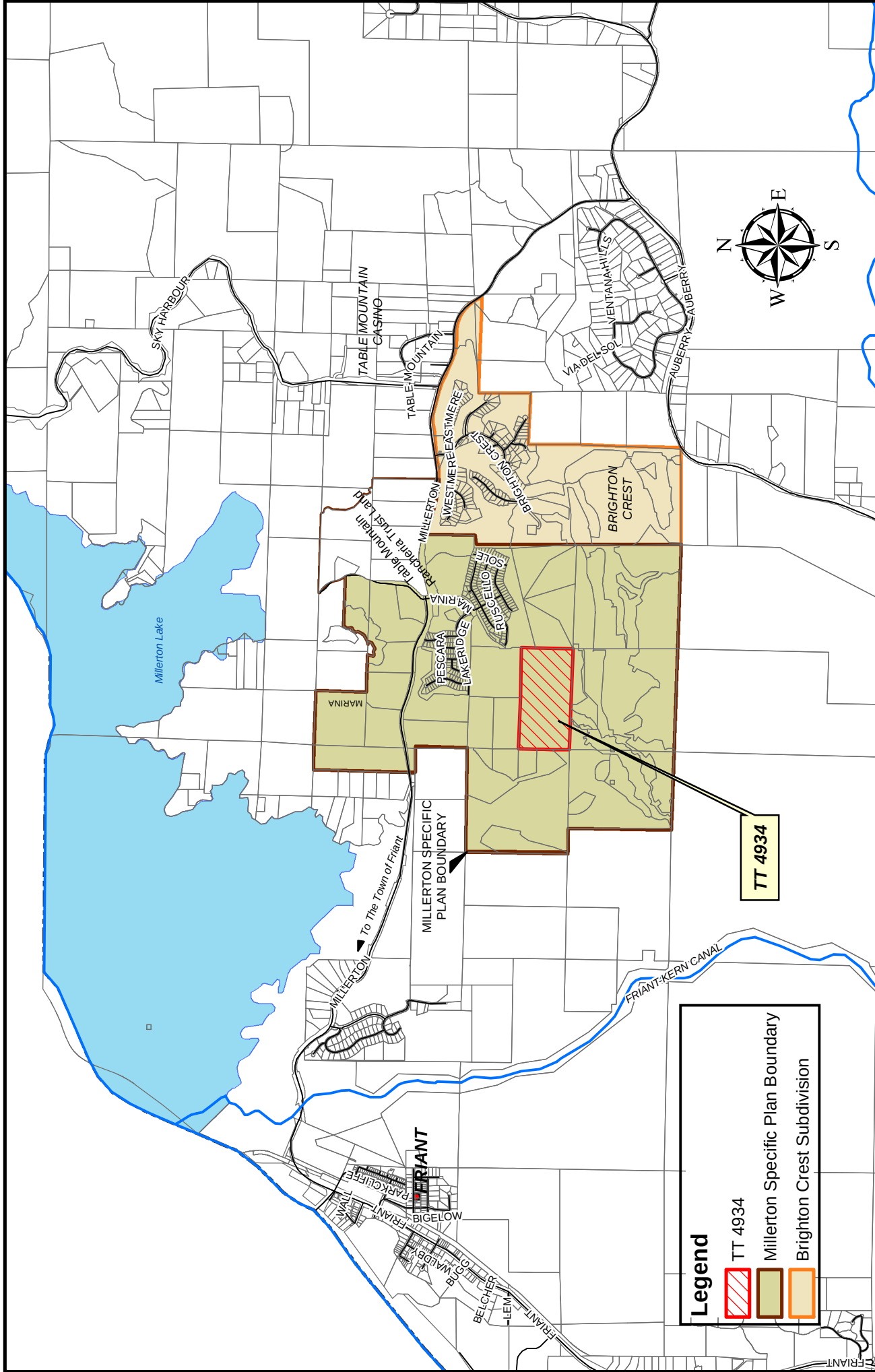


# ATTACHMENT A



**Legend**

- TT 4934
- Millerton Specific Plan Boundary
- Brighton Crest Subdivision

|        |         |                                                                                                            |  |                                                                                               |  |
|--------|---------|------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------|--|
|        |         |                        |  | Department of Public Works and Planning<br>Development Services and Capital Projects Division |  |
|        |         | <p>SCALE IN FEET</p>  |  | TRACT NO. 4934                                                                                |  |
| DATE:  |         |                                                                                                            |  |                                                                                               |  |
| DRAWN: | K.JONES | 03/01/2019                                                                                                 |  |                                                                                               |  |
|        |         |                                                                                                            |  |                                                                                               |  |
|        |         | Exhibit A                                                                                                  |  |                                                                                               |  |

# Attachment B

## Traffic Impact Mitigation Cost

Tract 4934 (106 Units)

| MITIGATION IMPROVEMENTS                                                                       | UNIT CONSTRUCTION COST | PROJECT TRAFFIC    | 2020 CUMULATIVE TRAFFIC | TOTAL PROJECT PERCENT SHARE (1125 UNITS) | PROJECT PERCENT SHARE FOR TRACT 4968 | LENGTH IN MILES | CONSTRUCTION COSTS | 10% DESIGN ENGINEERING | 15% CONSTRUCTION ENGINEERING | PROJECT SHARE R/W Acquisition | TOTAL PROJECT SHARE |
|-----------------------------------------------------------------------------------------------|------------------------|--------------------|-------------------------|------------------------------------------|--------------------------------------|-----------------|--------------------|------------------------|------------------------------|-------------------------------|---------------------|
| <b><u>SIGNAL LOCATION</u></b>                                                                 |                        |                    |                         |                                          |                                      |                 |                    |                        |                              |                               |                     |
| FRIANT AT COPPER/MILLBROOK*                                                                   | \$ -                   | 295 per pm pk hour | 2612 per pm pk hour     | 11.29%                                   | 1.06%                                | N/A             | \$0                | \$0                    | \$0                          |                               |                     |
| FRIANT AT WILLOW                                                                              | \$ 1,000,000           | 311 per pm pk hour | 2500 per pm pk hour     | 12.44%                                   | 1.17%                                | N/A             | \$11,721           | \$1,170                | \$1,760                      |                               | \$15,076            |
| FRIANT AT NORTH FORK RD.*                                                                     | \$ 148,500             | 334 per pm pk hour | 2847 per pm pk hour     | 11.73%                                   | 1.11%                                | N/A             | \$1,641            | \$160                  | \$250                        |                               | \$2,110             |
| WILLOW AT COPPER                                                                              | \$ 750,000             | 86 per am pk hour  | 2361 per am pk hour     | 3.64%                                    | 0.34%                                | N/A             | \$2,572            | \$260                  | \$390                        |                               | \$3,315             |
| MILLERTON AT AUBERRY                                                                          | \$ 750,000             | 39 per am pk hour  | 1479 per am pk hour     | 2.64%                                    | 0.25%                                | N/A             | \$1,866            | \$190                  | \$280                        |                               | \$2,404             |
| MILLERTON AT SKY HARBOR                                                                       | \$ 750,000             | 116 per am pk hour | 1845 per am pk hour     | 6.29%                                    | 0.59%                                | N/A             | \$4,445            | \$440                  | \$670                        |                               | \$5,716             |
| MILLERTON AT BRIGHTON CREST                                                                   | \$ 500,000             | 117 per am pk hour | 1613 per am pk hour     | 7.25%                                    | 0.68%                                | N/A             | \$3,416            | \$340                  | \$510                        |                               | \$4,390             |
| MILLERTON AT MARINA                                                                           | \$ 500,000             | 459 per am pk hour | 2096 per am pk hour     | 21.90%                                   | 2.06%                                | N/A             | \$10,317           | \$1,030                | \$1,550                      |                               | \$13,271            |
| MILLERTON AT TABLE MOUNTAIN*                                                                  | \$ -                   | 47 per am pk hour  | 852 per am pk hour      | 5.52%                                    | 0.52%                                | N/A             | \$0                | \$0                    | \$0                          |                               |                     |
| AUBERRY AT COPPER**                                                                           | \$ 210,000             | 256 per am pk hour | 2482 per am pk hour     | 10.31%                                   | 0.97%                                | N/A             | \$2,040            | \$200                  | \$310                        |                               | \$2,624             |
| AUBERRY AT MARINA DRIVE/WINCHELL COVE                                                         | \$ 750,000             | 318 per am pk hour | 1898 per am pk hour     | 16.75%                                   | 1.58%                                | N/A             | \$11,837           | \$1,180                | \$1,760                      |                               | \$15,226            |
| <b><u>ROAD IMPROVEMENTS</u></b>                                                               |                        |                    |                         |                                          |                                      |                 |                    |                        |                              |                               |                     |
| <b><u>FRIANT ROAD</u></b>                                                                     |                        |                    |                         |                                          |                                      |                 |                    |                        |                              |                               |                     |
| Copper River Drive to Willow* (2 lane to 4 lane expressway)                                   | \$ 198,500             | 2779 per day       | 18,490                  | 15.03%                                   | 1.42%                                | 1.80            | \$5,060            | \$510                  | \$760                        |                               | \$6,514             |
| Willow to Bugg* (2 lane to 4 lane expressway)                                                 | \$ 198,500             | 2925 per day       | 24,340                  | 12.02%                                   | 1.13%                                | 4.30            | \$9,667            | \$970                  | \$1,450                      |                               | \$12,438            |
| Bugg to North Fork Rd* (2 lane to 4 lane arterial)                                            | \$ 198,500             | 2925 per day       | 21,800                  | 13.42%                                   | 1.26%                                | 0.88            | \$2,209            | \$220                  | \$330                        |                               | \$2,839             |
| <b><u>MILLERTON ROAD</u></b>                                                                  |                        |                    |                         |                                          |                                      |                 |                    |                        |                              |                               |                     |
| North Fork Rd. to Marina Drive*** (2 lane to 4 lane arterial)                                 | \$ 5,461,700           | 3290 per day       | 20,440                  | 16.10%                                   | 1.52%                                | 3.15            | \$260,986          | \$20,879               | \$39,148                     |                               | \$330,322           |
| Marina Drive to Sky Harbor Rd*** (2 lane to 4 lane arterial)                                  | \$ 5,461,700           | 1097 per day       | 15,370                  | 7.14%                                    | 0.67%                                | 1.10            | \$40,418           | \$3,233                | \$6,063                      |                               | \$51,156            |
| Sky Harbor to Auberry Rd (2 lane to 4 lane arterial)                                          | \$ 4,599,500           | 366 per day        | 7,430                   | 4.93%                                    | 0.46%                                | 1.50            | \$32,048           | \$3,205                | \$4,807                      |                               | \$41,222            |
| Total Right - of - Acquisition Cost                                                           | \$ 880,000             |                    |                         |                                          | 0.85% (average of three)             |                 |                    |                        |                              | \$7,304                       | \$7,516             |
| <b><u>WILLOW AVENUE</u></b>                                                                   |                        |                    |                         |                                          |                                      |                 |                    |                        |                              |                               |                     |
| Friant Rd to Copper Ave. (add 2-lanes)                                                        | \$ 1,737,000           | 146 per day        | 7,030                   | 2.08%                                    | 0.20%                                | 1.85            | \$6,298            | \$630                  | \$945                        |                               | \$8,101             |
| Total Right - of - Acquisition Cost                                                           | \$ 600,000             |                    |                         |                                          | 0.20%                                |                 |                    |                        |                              | \$1,200                       | \$1,235             |
| <b><u>AUBERRY ROAD</u></b>                                                                    |                        |                    |                         |                                          |                                      |                 |                    |                        |                              |                               |                     |
| Copper to Marina Drive (2 lane to 4 lane arterial)                                            | \$ 4,163,000           | 3557 per day       | 21,229                  | 17%                                      | 2%                                   | 7.50            | \$492,892          | \$49,289               | \$73,934                     |                               | \$633,982           |
| Total Right - of - Acquisition Cost                                                           | \$ 700,000             |                    |                         |                                          | 2.00%                                |                 |                    |                        |                              | \$14,000                      | \$14,406            |
| *Improvement are constructed. The fees are being collected until County's share has been met. |                        |                    |                         |                                          |                                      |                 |                    |                        |                              |                               |                     |
| **Improvement are being designed by County                                                    |                        |                    |                         |                                          |                                      |                 |                    |                        |                              |                               |                     |
| *** PE estimated at 8%                                                                        |                        |                    |                         |                                          |                                      |                 |                    |                        |                              |                               |                     |
| per unit cost (106 units)                                                                     |                        |                    |                         |                                          |                                      |                 |                    |                        |                              |                               |                     |
|                                                                                               |                        |                    |                         |                                          |                                      |                 |                    |                        |                              |                               | \$1,173,863         |
|                                                                                               |                        |                    |                         |                                          |                                      |                 |                    |                        |                              |                               | \$11,074            |

3/8/2019

Willow Avenue - engineers estimate is based on adding 2 lane; i.e. improvement happening on one side only.  
Auberry Avenue - centerline widening, EE for reconstruction recons 4 lanes