

ORIGINAL

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LISTING
(LEGAL DESCRIPTION OF SUBDIVISION)
Los Suenos Subdivision
(NAME and UNIT OF SUBDIVISION)

DRB Case No. 1000187
DRC Project Number: _____
Prelim. Plat Approved: 9/17/01
Prelim. Plat Expires: 01/17/02
Site Plan Approved: _____

Date Submitted: 01/17/01

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and the agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

revised 2/20/02

Size	Type Improvement	Location	From	To
28' F-F	Residential Paving Curb & Gutter, 4' Sidewalks (Both Sides)	Desert Dreamer Street	Sleepy Nights Road	Westside Blvd
28' F-F	Residential Paving Curb & Gutter, 4' Sidewalks (Both Sides)	Dream Weaver Drive	Sleepy Nights Road	Night Whisper Road
28' F-F	Residential Paving Curb & Gutter, 4' Sidewalks (Both Sides)	Sandman Drive	Sleepy Nights Road	Night Whisper Road
28' F-F	Residential Paving Curb & Gutter, 4' Sidewalks (Both Sides)	Dreamy Way Drive	Bandeller	<i>Night Rose</i> East Drainage Pond
28' F-F	Residential Paving Curb & Gutter, 4' Sidewalks (Both Sides)	Night Shadow Avenue	Desert Dreamer Street	<i>TERMINUS</i> East Drainage Pond
28' F-F	Residential Paving Curb & Gutter, 4' Sidewalks (Both Sides)	Sleepy Nights Road	Desert Dreamer Street	Sandman Drive
28' F-F	Residential Paving Curb & Gutter, 4' Sidewalks (Both Sides)	Night Rose Avenue	Desert Dreamer Street	Dreamy Way Drive
28' F-F	Residential Paving Curb & Gutter, 4' Sidewalks (Both Sides)	Night Whisper Road	West Property Line <i>Desert Dreamer St.</i>	East Property Line
58' F-F	Arterial Paving Curb & Gutter, 4' Sidewalks (Both Sides)	Sweet Dreams Drive	McMahon Blvd	Day Dreamer Road
28' F-F	Residential Paving Curb & Gutter, 4' Sidewalks (Both Sides)	Sweet Dreams Drive	Day Dreamer Road	Westside Boulevard
28' F-F	Residential Paving Curb & Gutter, 4' Sidewalks (Both Sides)	Day Dreamer Road	Sweet Dreams Drive	Dreamy Way Drive
20' F-CL +4' Temp Pavement	Residential paving Curb and Gutter 4' Sidewalk (South Side Only) (Deferred)	Westside Blvd	West Property Line	East Property Line

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24' F-E	Arterial Paving Curb and Gutter 6' Sidewalk (North Side Only) 10' TRAIL	McMahon Blvd	West Property Line	Bandelier
24' F-F	Temporary Paving	McMahon Blvd	West Bandelier Road	Unser Blvd. Black Arroyo Road
60" 36"	RCP Storm Sewer	Dreamy Way Drive	Night Whisper Avenue	East Detention Pond
48" - 54" 48"	RCP Storm Sewer	Black Arroyo Rd Night Whisper Road	West Property Line	East Property Line - Dreamy Way Drive
7.32 Ac-Ft	East Drainage Pond	Tract I	Northeast corner of subdivision	
11 1.79 Ac-Ft	West Drainage Pond 5' Conc. r/c R/W	Tract H Lot 151-A	West side of subdivision West R	Desert Dream

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DRAINAGE IMPROVEMENTS OFFSITE - LOS SUENOS TO WEST OF UNSER

48" [2]	RCP Storm Sewer (Deferred)	Westside Blvd	East Detention Pond Los Suenos Subdivision	West Side of Unser (Pond #3) Ridgeview Subdivision
[2]	Detention Pond #3 (10.13 AC-FT) W/ Easements, Covenants & Agreements (By Others)	West Side of Unser Blvd on Lands of Fienstein & Zeidman		

These items were built under COA # 677781 - Black Arroyo Blvd special agreement

DRAINAGE IMPROVEMENTS OFFSITE - EAST OF UNSER TO POND #2 (RIDGEVIEW SUBDIVISION)

36" [2]	RCP Storm Sewer (By Others)	Westside Blvd	West Side of Unser (Pond #3)	TR. 12 Lands of St. Joseph's (Pond #2)
[2]	Detention Pond #2 (3.88 AC-FT) W/ Easements, Covenants & Agreements and Outlet Structure (By Others)	Tract 12, Lands of St Joseph's Healthcare		

These items were built under COA # 677781 - Black Arroyo Blvd special agreement

DRAINAGE IMPROVEMENTS OFFSITE EAST OF POND #2 TO BLACK ARROYO DAM

54" [2]	Storm Drain System Including MH's and Drop Inlets W/ Easements	Westside Blvd	Tract 12 (Pond #2)	AMAFCA Tract A-1
[2]	Black Arroyo Outfall Structure Energy Dissipater, Earthen Channel, and Grade Control Struture per AMAFCA Requirements	AMAFCA Tract A-1		

These items were built under COA # 677781 - Black Arroyo Blvd special agreement

8"	SAS Gravity Line	Desert Dreamer Street	Sleepy Nights Road	Westside Blvd
8"	SAS Gravity Line	Dream Weaver Drive	Sleepy Nights Road	Night Whisper Road
8"	SAS Gravity Line	Sandman Drive	Sleepy Nights Road	Night Whisper Road
8"	SAS Gravity Line	Day Dreamer Road	Sweet Dreams Drive	Dreamy Way Drive
8"	SAS Gravity Line	Dreamy Way Drive	150' South of Day Dreamer Road	East Detention Pond

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8"	SAS Gravity Line	Night Rose Avenue	Desert Dreamer Street	Dreamy Way Drive
8"	SAS Gravity Line	Night Whisper Road	Desert Dreamer Street West Property Line	East Property Line
8"	SAS Gravity Line	Night Shadow Avenue	Desert Dreamer Street	East Detention Pond
8"	SAS Gravity Line	Sleepy Nights Road	Desert Dreamer Street	Sandman Drive
8"	SAS Gravity Line	20' Public Utility Easement	Night Shadow Avenue	Dreamy Way Drive
8"	SAS Gravity Line SAS Sewer	LOT 151-A	West P/L	Desert Dreamer Street
8"	Water PVC Line	Desert Dreamer Street	Sleepy Nights Road	Westside Blvd
8"	Water PVC Line	Dream Weaver Drive	Sleepy Nights Road	Night Whisper Road
8"	Water PVC Line	Sandman Drive	Sleepy Nights Road	Night Whisper Road
8"	Water PVC Line	Day Dreamer Road	Sweet Dreams Drive	Dreamy Way Drive
8"	Water PVC Line	Dreamy Way Drive	150' South of Day Dreamer Road	East Detention Pond
8"	Water PVC Line	Night Rose Avenue	Desert Dreamer Street	Dreamy Way Drive
8"	Water PVC Line	Night Whisper Road	Desert Dreamer Street West Property Line	East Property Line
8"	Water PVC Line	Night Shadow Avenue	Desert Dreamer Street	East Detention Pond
8"	Water PVC Line	Sleepy Nights Road	Desert Dreamer Street	Sandman Drive
8"	Water PVC Line	Sweet Dreams Drive	150' South of Day Dreamer	Westside Blvd
	Off-site Grading	West Property Line	McMahon Boulevard	Westside Boulevard
	Off-site Grading	Drainage Pond Outfall	East Property Line	Unser Boulevard

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Water Infrastructure to include Valves, Fittings, Valve Boxes, and Fire Hydrants as required.

Sanitary Sewer to include Manholes and Service Connections as required.

Catch basins and RCP included with Storm Sewer.

Residential Street Lights per DPM.

Certified Grading & Drainage with Private Walls & Private Drainage (Non-work order item) Required for SIA/Financial Release

(1) Easements, covenants & agreements required prior to final plat approval

(2) Items to be deferred and may be financially guaranteed by others (Ridgeview Subdivision, DRB Project # 1000821)

79,600 OFFSITE M.I.S.G.K 400' / 199' T.U. 79,600

see Black Arroyo Blvd special agreement

THE SIA'S FOR ALL ITEMS NOTED WITH A [2] MUST BE RECORDED SIMULTANEOUSLY.

GRADING/DRAINAGE CERTIFICATION REQUIRED FOR RELEASE OF FINANCIAL GUARANTEES.

ORIGINAL

Agent/Owner Name: [Signature]

Agent/Owner Name: Ronald R. Bohannon, P.E.

Firm: Tierra West LLC

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Construction Completion Deadline Date: 1-17-03

[Signature] ^{1/20/02}
Transportation Dev. Date 1-17-01

[Signature] ^{1/17/01}
Utility Dev. Date 1/20/01

[Signature] ^{1/17/01}
Parks & GB. Recreation Date 1/17/01

[Signature] ²⁻²⁰⁻⁰²
City Engineer Date 1/17/01

NA
AMAFCA Date

[Signature] ^{2/20/02}
DRB Chairman Date 1/17/01

[Signature] ¹²⁻¹⁸⁻⁰⁰
Bob Gay, New Mexico Utilities Company Date

DRC REVISIONS

Revisions	Date	DRC Chair	User Department	Agent/Owner
A	5/21/01	[Signature]	Brady L. Byrum	[Signature]
B	2-20-02			
C	2-10-03	[Signature]	Brady L. Byrum	[Signature]