

ORIGINAL

EXHIBIT A (REVISED 5/10/99)
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LIST
(LEGAL DESCRIPTION OF SUBDIVISION)

SUNRISE RANCH SUBDIVISION
 (NAME and UNIT OF SUBDIVISION)

Project No.: 1000301
 D.R.B. Project No.: _____
 Prelim. Plat Approved: 6/29/00
 Prelim. Plat Expires: 6/29/01
 Site Plan Approved: 6/29/00

Date Submitted: June 23, 2000

PLAT

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 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 the project acceptance and close out by the City.

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
PHASE 1				
UNIT 1				
PAVING				
24' 4'	Perm Pvmt Sidewalk (south side) C & G (south side)	Sunset Gardens Rd	98th Street	Tact A, West Central Substation
28' FF 4'(*)	Res Pvmt Sidewalk (both sides) C & G (both sides)	Sunrise Ranch St	Sunset Gardens Rd	Lauren Ave
28' FF 4'(*)	Res Pvmt Sidewalk (both sides)** C & G (both sides) **no sdwk south side on Lauren stub street	Lauren Ave	Evening Fire St	Lot 1, Blk 2
28' FF 4'(*)	Res Pvmt Sidewalk (both sides) C & G (both sides)	Evening Fire St	Lauren Ave	Lot 17, Blk1 (Phase 3 bndry)
26' FF 4'(*)	Res Pvmt Sidewalk (both sides) C & G (both sides)	Lone Mountain Ave	Evening Fire St	Sharp Spur St

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26' FF 4'(*)	Res Pvmt Sidewalk (both sides) C & G (both sides)	Sharp Spur St	Lauren Ave	Lot 2, Blk 4 (Phase 3 Bndry)
100' FF (Note 2)	½ Arterial Pvmt 42' Median 8' bike path (west) C&G (west side)	98 th St	Sunset Gardens Rd	Lot 17, Blk 1
N/A (*)	Street Lights Per DPM Sidewalks to be deferred			
WATER				
8"	Waterline	Sunset Gardens Rd	98th St Exist WL	Tract A, West Central Substation
6"	Waterline	Sunrise Ranch St	Sunset Gardens Rd	Lauren Ave
6"	Waterline	Lauren Ave	Evening Fire St	Lot 1, Blk 2
6"	Waterline	Evening Fire St	Lauren Ave	Lot 17, Blk1 (Phase 3 Bndry)
6"	Waterline	Lone Mountain Ave	Evening Fire St	Sharp Spur St
6"	Waterline	Sharp Spur St	Lauren Ave	Lot 2, Blk 4 (Phase 3 bndry)
8"(Note 2)	Waterline	98 th St	Sunset Gardens Rd	Lot17, Blk 1
SANITARY SEWER				
8"	Sanitary sewer	Sunset Gardens Rd	98th St R/W	Tract A, West Central Substation
8"(Note 1)	Sanitary sewer	98th Street	Tower Road (Exist. MH)	Eucariz Ave

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8"	Sanitary sewer	25' Public SAS/SD Easement	98th St	Evening Fire St
8"	Sanitary sewer	Evening Fire St	25' Public SAS/SD Easement	Lauren Ave
8"(Note 2)	Sanitary Sewer	98 th St	Sunset Gardens Rd	Lot17, Blk 1
8"	Sanitary sewer	Lauren Ave	Evening Fire St	Lot 1, Blk 2
8"	Sanitary sewer	Lone Mountain Ave	Evening Fire St	Sharp Spur St
8"	Sanitary sewer	Sharp Spur St	Lone Mountain Ave	Lot1, Blk 6

STORM DRAIN

Per Design	Temporary Asphalt Swale	Evening Fire R/W	Lone Mountain Ave	Temporary Retention Pond
Per Design	Temporary Retention Pond <i>w/ Drainage Covenant</i>	Tract B		
Per Design	Storm Drain, Inlets and appurtenances	Sunset Gardens	@ 98th Street	
Per Design (Note 2)	30"-60" SD	98th St	Sunset Gardens Road	Lot 17, Blk 2

PHASE II UNIT 2

PAVING

24' 4'	Perm Pvmt Sidewalk (south side) C & G (south side)	Sunset Gardens Rd	Lot 1, Blk 2	West PL, Lot 5, Blk 7
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34' FF 4'(*)	Res Pvmt Sidewalk (both sides) C & G (both sides)	Lasso St	Sunset Gardens Rd	Round Up Place
28' FF 4'(*)	Res Pvmt Sidewalk (both sides) C & G (both sides)	Morning Dew St	Lot 16, Blk 5 (Phase 4 bndry)	Round Up Place
28' FF 4'(*)	Res Pvmt Sidewalk (both sides) C & G (both sides)	Round Up Place	Morning Dew St	Lot 30, Blk 7
26' FF 4'(*)	Res Pvmt Sidewalk (both sides) C & G (both sides)	Round Up Place	Lot 30, Blk 7	End Culdesac
24' FF 4'(*)	Res Pvmt Sidewalk (north side) C & G (both sides)	Stub Street	Round Up Place	End Stub street
12'	Gravel Access Road	25' Public WL/SAS/SD Easement	Round Up Lane	AMAFCA Snow Vista Sedimentation Pond
N/A (*)	Street Lights Per DPM Sidewalks to be deferred			
WATER				
10"	Waterline	Eucariz Ave	Exist 10" WL Lot 33, Blk 1	Morning Dew St
8"	Waterline	Sunset Gardens Rd	Lot 1, Blk 2	West PL, Lot 5, Blk 7
6"	Waterline	Lasso St	Sunset Gardens Rd	Round Up Lane
6"	Waterline	Morning Dew St	Eucariz Ave	Round Up Lane
6"	Waterline	Rawhide Ave	Morning Dew St	Stubout East 60' (Phase 3 bndry)

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<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
6"	Waterline	Bridle Falls	Morning Dew St	Stubout East 60'
6"	Waterline	Round Up Lane	Morning Dew St	25' Public WL/SAS/SD Easement
6"	Waterline	25' Public WL/SAS/SD Easement	Round Up Lane	Morning Dew St
4"	Waterline	Stub Street	Round Up Place	End Stub street
SANITARY SEWER				
8"	Sanitary sewer	Sunset Gardens Rd	Lot 1, Blk 2	West PL, Lot 5, Blk 7
8"	Sanitary sewer	Eucariz Ave	Exist 8" SAS MH (Lot 33, Blk 1)	Morningn Dew St
8"	Sanitary sewer	Morning Dew St	Eucariz Ave	Round Up Lane
8"	Sanitary sewer	Round Up Lane	Morning Dew St	25' Public WL/SAS/SD Easement
8"	Sanitary sewer	25' Public WL/SAS/SD Easement	Round Up Lane	Morning Dew St
8"	Sanitary Sewer	Stub Street	Round Up Place	End stub street
STORM DRAIN				
Per Design	Temporary Asphalt Swale	Rawhide R/W	Morning Dew St	Temporary Retention Pond
Per Design	18" -24" RCP	25'Public WL/SAS/SD Easement	End Round Up Culdesac	AMAFCA Snow Vista Sedimentation Pond

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PHASE III UNIT 3				
PAVING				
26' FF 4'(*)	Res Pvmnt Sidewalk (both sides) C & G (both sides)	Sharp Spur St	Lot 7, Blk 6	Rawhide Ave
26' FF 4'(*)	Res Pvmnt Sidewalk (both sides) C & G (both sides)	Rawhide Ave	Morning Dew St	Evening Fire St
28' FF 4'(*)	Res Pvmnt Sidewalk (both sides) C & G (both sides)	Evening Fire St	Lot 16, Blk 1	Lot 2, Blk 5
N/A (*)	Street Lights Per DPM Sidewalks to be deferred			
WATER				
6"	Waterline	Evening Fire St	Lot 16, Blk 1 (Phase 1 bndry)	Lot 2, Blk 5 (Phase 4 bndry)
6"	Waterline	Rawhide Ave	Evening Fire St	Morning Dew St (Phase 2 stubout)
6"	Waterline	Sharp Spur St	Lot 1, Blk 4 (Phase 1 bndry)	Rawhide Ave
SANITARY SEWER				
8"	Sanitary sewer	Rawhide Ave	Evening Fire St	Lot 17, Blk 5
8"	Sanitary sewer	Sharp Spur St	Rawhide Ave	Lot 1, Blk 4

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<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>To</u>
STORM DRAIN				
Per Design	18" SD	Rawhide Ave	Eveningn Fire St	Lot 11, Blk 4
Per Design	18"-24" SD	Evening Fire St	Lot 18, Blk 1	Lot 2, Blk 5 (Phase 4 bndry)
Per Design	18" SD	Temporary Connection	Evening Fire St	Temp. Ret. Pond

PHASE IV UNIT 4

PAVING

28' FF 4'(*)	Res Pvmt Sidewalk (both sides) C & G (both sides)	Evening Fire St	Lot 1, Blk 5 (Phase 3 bndry)	Bridle Falls Ave
28' FF 4'(*)	Res Pvmt Sidewalk (both sides) C & G (both sides)	Bridle Falls Ave	Evening Fire St	Morning Dew St
28' FF 4'(*)	Res Pvmt Sidewalk (both sides) C & G (both sides)	Morning Dew St	Eucariz Ave	Lot 17, Blk 5 (Phase 2 bndry)
24' FF 8'	Res Pvmt Bike Trail (north side) C & G (north sides)	Eucariz Ave	Lot 33, Blk 1	Morning Dew St
100' FF (Note 2)	½ Arterial Pvmt 42' Median 8' bike path (west) C&G (west side)	98 th St	Eucariz Road	Lot 16, Blk 1

WATER

6"	Waterline	Evening Fire St	Bridle Falls Ave	Lot1, Blk 5
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(Phase 3 bndry)

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
6"	Waterline	Bridle Falls Ave	Evening Fire St	Morning Dew St
8"(Note 2)	Waterline	98 th St	Eucariz Road	Lot16, Blk 1
SANITARY SEWER				
8"	Sanitary sewer	Bridle Falls Ave	Evening Fire St	Lot 16, Blk 5
8"(Note 2)	Sanitary Sewer	98 th St	Eucariz Road	Lot16, Blk 1
STORM DRAIN				
Per Design	18"-36" SD	Evening Fire St	25' Public Easement	Lot 1, Blk 5 (Phase 3 bndry)
Per Design	Temp. Connection	25' Public Easement	Evening Fire St	Temporary Retention Pond
Per Design	36" SD	25' Public Easement	Property Line	Evening Fire St knuckle
Per Design (Note 2)	30"- 60" SD	98th St	Eucariz Road	Lot 16, Blk2

NOTES:

1. The sanitary sewer in 98th street is part of the Special Assessment District (SAD) 222 and will be built by the Developer as part of the Sunrise Ranch Subdivision construction. The developer will provide a Procedure "B" Agreement for the Special Assessment District Sanitary Sewer Improvements to be built in 98th St. When the sanitary sewer improvements are constructed, the Developer will receive a reduction of the Special Assessment District Sanitary Sewer Assessment upon written authorization from the Special Assessment District Engineer. Pro rata will be prepared for those properties adjacent to the Sanitary Sewer between Eucariz Road and Tower Road.

2. The SAD 222 infrastructure in 98th street will have a Procedure "B" Modified Agreement. The cost of the 98th street improvements for the Procedure "B" Modified Agreement will be determined by the Engineer's Estimate as approved by the DRC chairman. Construction under the Procedure "B" Modified Agreement shall be deferred pending City Council approval of Resolution 5, but in no event shall construction be deferred more than 2 years unless extended by the Development Review Board approval. If the Special Assessment District passes Resolution 5 then the Procedure "B"

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Modified Agreement will be converted to cash in the amount of the assessment levied against the property and a cashier's check will be remitted by the Developer to the Special Assessment District account and the Procedure "B" Modified Agreement and related financial guarantees released. If the Special Assessment District Resolution 5 is not passed then the Developer shall construct the required improvements in 98th street pursuant to the Procedure "B" Modified Agreement.

3. Storm Drain Improvements in 98 th Street. 23.1730 Acres, a majority of Sunrise ^{Ranch} ~~Desert~~ Subdivision. The value of the assessment will be determined by the Special Assessment District Engineer and submitted to the DRC Chairman prior to final plat approval.

Stormdrain to include manholes, inlets, riprap and outfall.

Grading and Drainage Certification per DPM including Retaining Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial Guarantee is not required for this item. *Required for each Unit.*

Water infrastructure to include valves, fittings, valveboxes and fire hydrants.

Sanitary sewer to include manholes and service connections.

Signature: *Diane Hoelzer*

Agent/Owner Print Name: Diane Hoelzer, PE

Firm: Mark Goodwin & Associates, PA

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

<u><i>[Signature]</i></u> Transportation Dev.	<u>6-28-00</u> Date	<u><i>[Signature]</i></u> Utility Dev.	<u>6/28/00</u> Date	<u><i>[Signature]</i></u> Parks & Recreation	<u>6/28/00</u> Date
		<u><i>[Signature]</i></u> Engineer/AMAFCA	<u>6-28-00</u> Date	<u><i>[Signature]</i></u> DRB Chairman	<u>6/28/00</u> Date

DRC REVISIONS

REVISIONS	DATE	DRC CHAIR	USER DEPT	AGENT/OWNER
①				
②				