

ORIGINAL

1000633  
DRB Case No. 00-033  
DRC Project No.  
Date Preliminary Plat Approved 10/4/00  
Preliminary Plat expires 10/4/01

Figure 12  
INFRASTRUCTURE LIST

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D R B.) REQUIRED INFRASTRUCTURE LIST

JOURNAL CENTER PHASE 2 - UNITS 1 & 2  
(TRACTS 7A-1, 8A, 8F-1, 8G-1, 10-A JOURNAL CENTER)

2 8-20-03  
3 10-16-06  
4 1-10-07

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 DRB 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 project acceptance and close out by the City.

UNIT 1:

PUBLIC ROADWAY IMPROVEMENTS

Size	Type Improvement	Location	From	To
56' F-F	NON-RESIDENTIAL PAVEMENT W/ PCC C&G 56' F-F: 2-12' EASTBOUND, 1-16' WESTBOUND (INCLUDES 4' MEDIAN W/ 12' TURN LANE) <del>6' SIDEWALK BOTH SIDES</del>	MASTHEAD ST.	TIBURON ST.	JEFFERSON ST.
36' - 44' F-F	NON-RESIDENTIAL PAVEMENT W/ PCC C&G 44' F-F: 2-14' LANES, 1-12' TURNING LANE PLUS 2' GUTTER PAN EACH SIDE *6' SIDEWALK BOTH SIDES	MASTHEAD ST.	WASHINGTON	TIBURON ST.
<del>36' F-F</del>	<del>NON-RESIDENTIAL PAVEMENT W/ PCC C&amp;G 36' F-F: 2-12' LANES, W/ PAINTED OUT CENTER *6' SIDEWALK BOTH SIDES</del>	<del>MASTHEAD ST.</del>	<del>UNIT II</del>	<del>WASHINGTON ST.</del>
<del>36' - 40' F-F</del>	<del>NON-RESIDENTIAL PAVEMENT W/ PCC C&amp;G 40' F-F: 2-12' LANES, 8' PARKING BOTH SIDES *6' SIDEWALK BOTH SIDES</del>	<del>WOLCOTT AVE.</del>	<del>UNIT II</del>	<del>WASHINGTON ST.</del>
36' - 44' F-F	NON-RESIDENTIAL PAVEMENT W/ PCC C&G 44' F-F: 2-14' LANES, 1-12' TURNING LANE PLUS 2' GUTTER PAN EACH SIDE *6' SIDEWALK BOTH SIDES	WOLCOTT AVE.	WASHINGTON ST.	TIBURON ST.
36' - 44' F-F	NON-RESIDENTIAL PAVEMENT W/ PCC C&G 44' F-F: 2-14' LANES, 1-12' TURNING LANE PLUS 2' GUTTER PAN EACH SIDE *6' SIDEWALK BOTH SIDES	TIBURON ST.	WOLCOTT AVE.	MASTHEAD
44' F-F	NON-RESIDENTIAL PAVEMENT W/ PCC C&G 44' F-F: 2-12' LANES, 1-12' TURN LANE, 2-4' BIKE LANES, *6' SW BOTH SIDES	TIBURON ST.	MASTHEAD	NORTH PINO ARROYO
<del>28' - 36' F-F</del> 32'-36' F-F	NON-RESIDENTIAL PAVEMENT W/ PCC C&G 36' F-F: 2-14' LANES, 8' PARKING ONE SIDE *6' SIDEWALK BOTH SIDES	WASHINGTON ST.	HAWKINS ST.	RUTLEDGE
<del>32' - 40' F-F</del> 32-40' F-F	NON-RESIDENTIAL PAVEMENT W/ PCC C&G 40' F-F: 2-12' LANES, 8' PARKING BOTH SIDES *6' SIDEWALK BOTH SIDES	WASHINGTON ST.	RUTLEDGE.	MASTHEAD ST.
<del>28' - 36' F-F</del> 32' F-F	NON-RESIDENTIAL PAVEMENT W/ PCC C&G 36' F-F: 2-14' LANES, 8' PARKING WEST SIDE *6' SIDEWALK BOTH SIDES	HANCOCK CT.	WOLCOTT AVE.	CUL-DE-SAC TERMINUS
<del>36' F-F</del>	<del>NON-RESIDENTIAL PAVEMENT W/ PCC C&amp;G 36' F-F: 2-14' LANES, 8' PARKING ONE SIDE *6' SIDEWALK BOTH SIDES</del>	<del>RUTLEDGE RD.</del>	<del>UNIT II</del>	<del>WASHINGTON</del>

N/A PROPORTIONATE SHARE OF OFFSITE TRANSPORTATION RELATED INTERSECTION IMPROVEMENTS AS LISTED IN APPROVED TRAFFIC IMPACT ANALYSIS. IN THE AMOUNT OF \$137,697.95

\* SIDEWALKS TO BE DEFERRED.  
STREET LIGHTS PER DPM

**PUBLIC SANITARY SEWER IMPROVEMENTS**

Size	Type Improvement	Location	From	To
8" DIA	SEWER LINE INCL. MH'S AND SERVICE LINES	WOLCOTT AVE.	UNIT II	TIBURON
<del>8" DIA</del>	<del>SEWER LINE INCL. MH'S AND SERVICE LINES</del>	<del>TIBURON ST.</del>	<del>WOLCOTT AVE.</del>	<del>MASTHEAD</del>
8" DIA	SEWER LINE INCL. MH'S AND SERVICE LINES	WASHINGTON ST.	HAWKINS ST.	MASTHEAD ST.
8" DIA	SEWER LINE INCL. MH'S AND SERVICE LINES	HANCOCK CT.	WOLCOTT AVE.	CUL-DE-SAC TERMINUS
8" DIA	PIGGYBACK SEWER LINE INCL. MH'S AND SERVICE LINES	MASTHEAD	UNIT II	JEFFERSON
18-21" DIA*	MASTERPLAN SEWER LINE BENEATH PROPOSED 8" SEWER COLLECTION LINE	MASTHEAD	UNIT II	JEFFERSON

\*IN ACCORDANCE W/ JOURNAL CENTER SANITARY SEWER STUDY DATED 9/23/98

**PUBLIC WATERLINE IMPROVEMENTS**

Size	Type Improvement	Location	From	To
10" DIA	WATERLINE INCL. FIRE HYDRANTS AND WATER VALVES	MASTHEAD	UNIT II	TIBURON ST.
12" DIA	WATERLINE INCL. FIRE HYDRANTS AND WATER VALVES	MASTHEAD	TIBURON ST.	JEFFERSON ST.
8" DIA	WATERLINE INCL. FIRE HYDRANTS AND WATER VALVES	WOLCOTT AVE.	UNIT II	WASHINGTON ST.
12" DIA	WATERLINE INCL. FIRE HYDRANTS AND WATER VALVES	WOLCOTT AVE.	WASHINGTON ST.	TIBURON ST.
12" DIA	WATERLINE INCL. FIRE HYDRANTS AND WATER VALVES	TIBURON ST.	WOLCOTT AVE.	NORTH PINO ARROYO
12" DIA	WATERLINE INCL. FIRE HYDRANTS AND WATER VALVES	WASHINGTON ST.	HAWKINS ST.	WOLCOTT AVE.
10" DIA	WATERLINE INCL. FIRE HYDRANTS AND WATER VALVES	WASHINGTON ST.	WOLCOTT AVE.	MASTHEAD ST
8" DIA	WATERLINE INCL. FIRE HYDRANTS AND WATER VALVES	HANCOCK CT.	WOLCOTT AVE.	20' WL EASEMENT
8" DIA	WATERLINE INCL. FIRE HYDRANTS AND WATER VALVES	20' WL EASEMENT	HANCOCK CT.	WASHINGTON ST. EASEMENT
12" DIA	WATERLINE INCL. FIRE HYDRANTS AND WATER VALVES	RUTLEDGE RD.	UNIT II	WASHINGTON ST.

**PUBLIC DRAINAGE IMPROVEMENTS**

Size	Type Improvement	Location	From	To
18" - 48" DIA	STORM DRAIN INCLUDING MH'S AND DROP INLETS	MASTHEAD	WASHINGTON	TIBURON ST.
18" - 48" DIA	STORM DRAIN INCLUDING MH'S AND DROP INLETS	PUBLIC SD EASEMENT	MASTHEAD/ WASHINGTON INT.	NORTH PINO ARROYO
18" - 48" DIA	STORM DRAIN INCLUDING MH'S AND DROP INLETS	WASHINGTON ST.	LOT 3/1	RUTLEDGE RD.
18" - 48" DIA	STORM DRAIN INCLUDING MH'S AND DROP INLETS	RUTLEDGE RD.	UNIT II	WASHINGTON ST.
12' WIDE	AMAFCA DRAINAGE SWALE TO EXISTING PINO ARROYO SIDE INLETS 2' WIDE MIN. CONCRETE VALLEY GUTTER	NORTH OF SUBDIVISION	AMAFCA DESILTING BASIN	TIBURON ST.

**UNIT II**

**PUBLIC ROADWAY IMPROVEMENTS**

Size	Type Improvement	Location	From	To
36' F-F	NON-RESIDENTIAL PAVEMENT W/ PCC C&G 36' F-F: 2-14' LANES, 8' PARKING ONE SIDE <del>*6' SIDEWALK BOTH SIDES</del> <b>A S.W. REMOVED</b>	MASTHEAD ST.	BARTLET ST.	UNIT I
40' F-F	NON-RESIDENTIAL PAVEMENT W/ PCC C&G 40' F-F: 2-12' LANES, 8' PARKING BOTH SIDES <del>*6' SIDEWALK BOTH SIDES</del> <b>A S.W. REMOVED</b>	WOLCOTT AVE.	BARTLET ST.	UNIT I
36' F-F	NON-RESIDENTIAL PAVEMENT W/ PCC C&G 36' F-F: 2-14' LANES, 8' PARKING ONE SIDE <del>*6' SIDEWALK BOTH SIDES</del> <b>A S.W. REMOVED</b>	BARTLET ST.	RUTLEDGE RD.	MASTHEAD ST.
36' F-F	NON-RESIDENTIAL PAVEMENT W/ PCC C&G 36' F-F: 2-14' LANES, 8' PARKING ONE SIDE <del>*6' SIDEWALK BOTH SIDES</del> <b>A S.W. REMOVED</b>	RUTLEDGE RD.	SNAP ROLL	UNIT I
S.W. REMOVED <b>A</b>	<del>*6' SIDEWALK BOTH SIDES ADJACENT SIDE ONLY ADJACENT TO EXISTING LOT 7 <b>A</b></del>			
36' F-F	NON-RESIDENTIAL PAVEMENT W/ PCC C&G 36' F-F: 2-14' LANES, 8' PARKING ONE SIDE <del>*6' SIDEWALK BOTH SIDES</del> <b>A S.W. REMOVED</b>	SNAP ROLL	HAWKINS ST.	RUTLEDGE RD.
N/A	PROPORTIONATE SHARE OF OFFSITE TRANSPORTATION RELATED INTERSECTION IMPROVEMENTS AS LISTED IN APPROVED TRAFFIC IMPACT ANALYSIS.			

\* SIDEWALKS TO BE DEFERRED  
**STREET LIGHTS PER DPM**

**PUBLIC SANITARY SEWER IMPROVEMENTS**

Size	Type Improvement	Location	From	To
8" DIA	PIGGYBACK SEWER LINE INCL. MH'S AND SERVICE LINES	MASTHEAD	BARTLET ST.	UNIT I
18-21" DIA*	MASTERPLAN SEWERLINE BENEATH PROPOSED 8" SAS	MASTHEAD	BARTLET ST.	UNIT I
8" DIA	SEWER LINE INCL. MH'S AND SERVICE LINES	WOLCOTT AVE.	BARTLET ST.	UNIT I
8" DIA	PIGGYBACK SEWER LINE INCL. MH'S AND SERVICE LINES	BARTLET ST.	RUTLEDGE RD.	MASTHEAD ST.
18-21" DIA*	MASTERPLAN SEWERLINE BENEATH PROPOSED 8" SAS	BARTLET ST.	RUTLEDGE RD.	MASTHEAD ST.
8" DIA	PIGGYBACK SEWER LINE INCL. MH'S AND SERVICE LINES	RUTLEDGE RD.	SNAP ROLL	WASHINGTON ST.
18-21" DIA*	MASTERPLAN SEWERLINE BENEATH PROPOSED 8" SAS	RUTLEDGE RD.	BARTLET ST.	ACROSS NORTH N. DIV. CHANNEL TO EXISTING EDITH INTERCEPTOR RUTLEDGE RD.
8" DIA	SEWER LINE INCL. MH'S AND SERVICE LINES	SNAP ROLL	HAWKINS ST.	RUTLEDGE RD.

\* IN ACCORDANCE W/ JOURNAL CENTER SANITARY SEWER STUDY DATED 9/23/98.


**PUBLIC WATERLINE IMPROVEMENTS**

Size	Type Improvement	Location	From	To
10" DIA	WATERLINE INCL. FIRE HYDRANTS AND WATER VALVES	MASTHEAD	BARTLET ST.	<b>UNIT I</b> <del>WASHINGTON ST.</del>
8" DIA	WATERLINE INCL. FIRE HYDRANTS AND WATER VALVES	WOLCOTT AVE.	BARTLET ST.	<b>UNIT I</b> <del>WASHINGTON ST.</del>
10" DIA	WATERLINE INCL. FIRE HYDRANTS AND WATER VALVES	BARTLET ST.	RUTLEDGE RD.	MASTHEAD ST
12" DIA	WATERLINE INCL. FIRE HYDRANTS AND WATER VALVES	RUTLEDGE RD.	SNAP ROLL	UNIT I
12" DIA	WATERLINE INCL. FIRE HYDRANTS AND WATER VALVES	SNAP ROLL	HAWKINS ST.	RUTLEDGE RD.

PUBLIC DRAINAGE IMPROVEMENTS

Size	Type Improvement	Location	From	To
18" - 48" DIA	STORM DRAIN INCLUDING MH'S AND DROP INLETS	RUTLEDGE RD.	PUBLIC SD EASEMENT	UNIT I
36" - 48" DIA	STORM DRAIN INCLUDING MH'S AND DROP INLETS <i>w/ EROSION PROTECTION</i>	PUBLIC SD EASEMENT	RUTLEDGE RD. WEST OF LOT 12	AMAFCA DESILTING BASIN
<del>18" - 48" DIA</del>	<del>STORM DRAIN INCLUDING MH'S AND DROP INLETS <i>w/ EROSION PROTECTION</i></del>	<del>PUBLIC SD EASEMENT</del>	<del>BARTLET ST. SOUTH OF LOT 10</del>	<del>AMAFCA DESILTING BASIN</del>
12' WIDE	AMAFCA DRAINAGE SWALE TO EXISTING PINO ARROYO SIDE INLETS 2' WIDE MIN. CONCRETE VALLEY GUTTER <i>ENGINEERS CERTIFICATION</i>	NORTH OF SUBDIVISION	AMAFCA DESILTING BASIN	TIBURON ST.

*FOR RELEASE OF FINANCIAL GUARANTEE*


Prepared by:   
 Print Name: Kerry Davis, P.E.  
 Firm: Bohannon-Huston, Inc.


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 Construction Completion Deadline date **Oct. 04, 2002**  
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Development Review Board Member Approval

<i>R. Dark</i> Traffic Date <b>10-04-00</b>	<i>Roger Shee</i> Water/Sewer Date <b>10/4/00</b>	<i>Adriano E. Condoliano</i> <del>City</del> Parks + Recreation Date <b>10/4/00</b>
<i>R. Dark</i> Date <b>11-22-00</b>	<i>Roger Shee</i> Date <b>11-22-00</b>	<i>Adriano E. Condoliano</i> Date <b>11/22/00</b>
<i>Paul O'Malley</i> City Engineer/AMAFCA Date <b>10/4/00</b>	<i>Paul O'Malley</i> DRB Chair Date <b>10/4/00</b>	<i>Paul O'Malley</i> Date <b>11/22/00</b>

DRC REVISIONS

REVISIONS	DATE	DRC CHAIR	USER DEPT	AGENT/OWNER
1	<b>11/22/00</b>	<i>Signed By</i>	<b>DRB User</b>	
<del>2</del>	<b>8/20/03</b>	<i>Paul O'Malley</i>	<i>R. Dark</i>	<i>Paul O'Malley</i>
<del>3</del>	<b>10-10-06</b>	<i>Paul O'Malley</i>	<i>Dept of</i>	<i>Stephanie Watson</i>
<del>4</del>	<b>1-10-07</b>	<i>Paul O'Malley</i>	<i>Dept of</i>	<i>Stephanie Watson</i>

Prepared by:   
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