

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

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

McMAHON MARKETPLACE
(REPLAT OF TRACT 16A-1 PARADISE NORTH AND TRACT E-A-1 CRESTVIEW SUBDIVISION)

Date Submitted: March 9, 2010
Date Site Plan for Bldg Permit Approval: _____
Date Site Plan for Sub. Approved: _____
Date Preliminary Plat Approved: 3/10/10
Date Preliminary Plat Expires: 3/10/11
DRB Project No. 1005280

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 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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
McMAHON MARKETPLACE PHASE 1									
PUBLIC ROADWAY IMPROVEMENTS									
		30'-36' F-F (East Half)	Unser Half Street Improvements 2-12' Traffic Lanes, 6' Bike Lane (Arterial Pavement), Median C&G, Standard C&G, 10' Asphalt Trail	Unser Blvd.	360' South of McMahon Blvd.	South Property Line	/	/	/
		12' Face to Edge	150 foot SB Left-Turn Lane with Transition, Median C&G	Unser Blvd.	South PL	Approx. 260' North of South PL	/	/	/
		7.5' Edge to Edge (West Side)	Paving Addition (Arterial Pavement) to Unser Blvd. (west side) for Traffic Lane	Unser Blvd.	430' South of McMahon Blvd.	630' South of McMahon Blvd.	/	/	/
		18' Face to Edge	150 foot NB Right-Turn Lane with Transition, Standard C&G, 6' bike lane	Unser Blvd.	South PL	Approx. 280' South of South PL	/	/	/
		12' Face to Edge	150 foot EB Right-Turn Lane with Transition, Standard C&G, 6' sidewalk	McMahon Blvd.	Approx. 440' East of Unser	160' East of Unser	/	/	/
		4-8' Face to Edge (Vaness)	Extend NB Left-Turn Lane at Fineland to 200 feet, New Transition, Standard C&G, 6' Sidewalk	Fineland Drive	McMahon Blvd.	400' South of McMahon Blvd.	/	/	/
PUBLIC DRAINAGE IMPROVEMENTS									
		A	"A" Inlet	NE Corner of CVS Site	NE Corner of CVS Site	Storm Drain in McMahon Blvd.	/	/	/
		30"	RCP Storm Sewer Outfall with Manhole	McMahon Blvd.	Pond "A"	McMahon Blvd. Storm Drain	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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McMAHON MARKETPLACE PHASE 1 CONTINUED

PUBLIC SANITARY SEWER IMPROVEMENTS

8"	900' Sanitary Sewer Main with Manhole's	Off-Site (North of Site)	McMahon Blvd.	Pinnacle Peak Drive
8"	225' Sanitary Sewer Under McMahon Blvd.	McMahon Blvd.	South R/W	North R/W
8"	1,100' Sanitary Sewer Main with MH's and Services	On-Site		

PUBLIC WATER IMPROVEMENTS

8"	880' Water Main with Appertances, Services, Meters, Fire Line Stubs	On-Site		
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/	/	/
/	/	/
/	/	/

McMAHON MARKETPLACE PHASE 2

PUBLIC ROADWAY IMPROVEMENTS

12' Face to Edge	Extend WB Left-Turn Lane at Unser Blvd to 570' with New Transition, Median C&G	McMahon Blvd.	225' East of Unser Blvd. (Start of Improvements)	705' End of Unser Blvd. (End of Improvements)
12' Face to Edge	Extend WB Left-Turn Lane at Fineland Drive to 325' with New Transition, Median C&G	McMahon Blvd.	110' East of Fineland Drive	460' East of Fineland Drive
	Traffic Signal, 3 legs with provision for 4th	McMahon Blvd / Fineland Drive		
35' Face to Center	Asphalt Paving for Cul-de-Sac with Standard C&G	Rio Del Sol Court		
12' Face to Edge	150 foot NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification Modification as Required	Unser Blvd	Bandelier	275' South of Bandelier

PUBLIC SANITARY SEWER IMPROVEMENTS

8"	130' Sanitary Sewer Main with MH's and Services	On-Site		
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PUBLIC SANITARY SEWER IMPROVEMENTS

8"	740' Water Main with Appertances, Services, Meters, Fire Line Stub's	On-Site		
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/	/	/
/	/	/
/	/	/



AGENT/OWNER

YOLANDA MOYER 3/10/10
SCOTT GREEN, PE 10/21/2009
PREPARED BY: PRINT NAME DATE

BOHANNAN HUSTON, INC.

FIRM
Yolanda Moyer
SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

[Empty box for maximum time allowed to construct improvements]

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 3-10-10
DRB CHAIR DATE

[Signature] 03/10/10
TRANSPORTATION DEVELOPMENT DATE

Allan Water 03/10/10
THE WATER UTILITY AUTHORITY DATE

Christina Sandoval 3/10/10
PARKS & GENERAL SERVICES DATE

Bradley L. Bingham 3/10/10
CITY ENGINEER DATE

[Empty box for maximum time allowed to construct improvements] DATE



DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. 726782

ORIGINAL

Figure 12
INFRASTRUCTURE LIST

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

McMAHON MARKETPLACE
(REPLAT OF TRACT 16A-1 PARADISE NORTH AND TRACT E-A-1 CRESTVIEW SUBDIVISION)


Date Submitted: March 9, 2010
Date Site Plan for Bldg Permit Approval: _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: 3/10/10
Date Preliminary Plat Expires: 3/10/11

DRB Project No. 1005280

1 07-14-11

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 project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
McMAHON MARKETPLACE PHASE 1									
PUBLIC ROADWAY IMPROVEMENTS									
		30'-36' F-F (East Half)	Unser Half Street Improvements 2-12' Traffic Lanes, 6' Bike Lane (Arterial Pavement), Median C&G, Standard C&G, 10' Asphalt Trail	Unser Blvd.	360' South of McMahon Blvd.	South Property Line	/	/	/
		12' Face to Edge	150 foot SB Left-Turn Lane with Transition, Median C&G	Unser Blvd.	South PL	Approx. 260' North of South PL	/	/	/
		7.5' Edge to Edge (West Side)	Paving Addition (Arterial Pavement) to Unser Blvd. (west side) for Traffic Lane	Unser Blvd.	430' South of McMahon Blvd.	630' South of McMahon Blvd.	/	/	/
		18' Face to Edge	150 foot NB Right-Turn Lane with Transition, Standard C&G, 6' bike lane	Unser Blvd.	South PL	Approx. 280' South of South PL	/	/	/
		11.5'  Face to Edge	150 foot EB Right-Turn Lane with Transition, Standard C&G, 6' sidewalk	McMahon Blvd.	Approx. 440' East of Unser	160' East of Unser	/	/	/
		4-8' Face to Edge (Varies)	Extend NB Left-Turn Lane at Fineland to 200 feet, New Transition, Standard C&G, 6' Sidewalk	Fineland Drive	McMahon Blvd.	400' South of McMahon Blvd.	/	/	/
PUBLIC DRAINAGE IMPROVEMENTS									
		A	"A" Inlet	NE Corner of CVS Site	NE Corner of CVS Site	Storm Drain in McMahon Blvd.	/	/	/
		30"	RCP Storm Sewer Outfall with Manhole	McMahon Blvd.	Pond "A"	McMahon Blvd. Storm Drain	/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

McMAHON MARKETPLACE PHASE 1 CONTINUED

PUBLIC SANITARY SEWER IMPROVEMENTS

8" 900' Sanitary Sewer Main with Manhole's

Off-Site (North of Site)

McMahon Blvd

Pinnacle Peak Drive

8" 225' Sanitary Sewer Under McMahon Blvd.

McMahon Blvd.

South R/W

North R/W

8" 1,100' Sanitary Sewer Main with MH's and Services

On-Site

PUBLIC WATER IMPROVEMENTS

8" 860' Water Main with Appertances, Services, Meters, Fire Line Stubs

On-Site

/	/	/
/	/	/
/	/	/
/	/	/

McMAHON MARKETPLACE PHASE 2

PUBLIC ROADWAY IMPROVEMENTS

12' Face to Edge Extend WB Left-Turn Lane at Unser Blvd to 570' with New Transition, Median C&G

McMahon Blvd.

225' East of Unser Blvd. (Start of Improvements)

705' End of Unser Blvd. (End of Improvements)

12' Face to Edge Extend WB Left-Turn Lane at Fineland Drive to 325' with New Transition, Median C&G

McMahon Blvd.

110' East of Fineland Drive

460' East of Fineland Drive

Traffic Signal, 3 legs with provision for 4th

McMahon Blvd / Fineland Drive

35' Face to Center Asphalt Paving for Cul-de-Sac with Standard C&G

Rio Del Sol Court

12' Face to Edge 150 foot NB Right-Turn Lane with Transition, Standard C&G, 8' Asphalt Trail, Signal Modification as Required

Unser Blvd

Bandelier

275' South of Bandelier

PUBLIC SANITARY SEWER IMPROVEMENTS

8" 130' Sanitary Sewer Main with MH's and Services

On-Site

PUBLIC SANITARY SEWER IMPROVEMENTS

8" 740' Water Main with Appertances, Services, Meters, Fire Line Stub's

On-Site

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

AGENT/OWNER

YOLANDA MOYER 3/10/10
SCOTT BERGEN, PE 10/21/2009

PREPARED BY: PRINT NAME DATE

BOHANNAN HUSTON, INC.

FIRM
Yolanda Moyer
SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Jah Obed 3-10-10 DRB CHAIR DATE
Christina Sandoral 3/10/10 PARKS & GENERAL SERVICES DATE

MS 25 03/10/10 TRANSPORTATION DEVELOPMENT DATE

Allan Peter 03/10/10 THE WATER UTILITY AUTHORITY DATE
Bradley L. Bingham 3/10/10 AMAFCA CITY ENGINEER DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRG CHAIR	USER DEPARTMENT	AGENT/OWNER
Δ	07-14-11	J Woodell 8/19/11	MS 25	Yolanda Moyer

1005280

Current DRC
Project Number: 726782

FIGURE 12

Date Submitted: ~~8/1/09~~ 06/03/09

Date Site Plan Approved: ~~8/1/09~~ NA 06/03/09

Date Preliminary Plat Approved: ~~8/1/09~~ 06/03/09

Date Preliminary Plat Expires: ~~8/1/09~~ 8/1/09

DRB Project No.: 1005280 06/03/10

DRB Application No.: 07-70017

Universal Project No.: ~~1005280~~ 10/23/09

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

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

McMahon Marketplace

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 16A-1 Paradise North and Tract E-A-1 Crestview Subdivision

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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 project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		PUBLIC ROADWAY IMPROVEMENTS							
		37' Face to Face (East Half)	Unser Half Street Improvements: Median C&G, 2 - 12' Traffic Lanes and 12' New Shoulder / Bike Lane of Arterial Pavement, Standard C&G, 10' Asphalt Trail (PHASE 1) Δ	Unser Blvd.	360' South of Unser	Southern PL	/	/	/
		12' Face to Edge	Driveway "A": 150 SB Left-Turn Lane with Transition, Median C&G (PHASE 1) Δ	Unser Blvd.	Driveway A	260' North of Driveway A	/	/	/
		7.5' Edge to Edge (West Side)	Arterial Paving Addition to west Side of Unser for Traffic Lane (PHASE 1) Δ	Unser Blvd.	430' South of Unser	630' South of Unser	/	/	/
		12' Face to Edge	Driveway A: 150' NB Right-Turn Lane with Transition, Standard C&G (PHASE 1) Δ	Unser Blvd.	Driveway A	280' South of Driveway A	/	/	/
		12' Face to Edge	Driveway "B": 150' EB Right-Turn Lane with Transition, Standard C&G, Sidewalk (PHASE 1) Δ	McMahon Blvd.	Driveway B	280' West of Driveway B	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Unser to 570' with new Transition, Median C&G (PHASE 2) Δ	McMahon Blvd.	225' East of Unser (start of Improvements)	705' End of Unser (end of Improvements)	/	/	/
		12' Face to Edge	Extend WB Left-Turn Lane at Finland to 325' with new Transition, Median C&G (PHASE 2) Δ	McMahon Blvd.	110' East of Finland	460' East of Finland	/	/	/
		8' Face to Edge (approx. width)	Extend NB Left-Turn Lane at Finland to 200' with new Transition, Standard C&G, Sidewalk (PHASE 1) Δ	Finland Drive	McMahon	400' South of McMahon	/	/	/
		3' Face to Edge	Extend NB Right-Turn Lane at Finland to 50' with new Transition, Standard C&G (PHASE 1) Δ	Finland Drive	McMahon	150' South of McMahon	/	/	/
		A	"A" DROP INLET (PHASE 1) Δ UNSER & McMAHON.				/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:	Approval of Creditable Items:
Impact Fee Administrator Signature Date	City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 SIGNAGE FOR DRC
- 2
- 3

John Chen 06-03-09

AGENT / OWNER

Russ Hugg
Sub-Tek
Walt F. Papp
NAME (print)

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Matthew E. Lik DRB CHAIR - date 06-03-09
Christina Sandoval PARKS & RECREATION - date 8/1/07
04 6-3-09
Olson Associates FIRM
George Painter TRANSPORTATION DEVELOPMENT - date 8-1-07
ARCAS ASSOC
Walt F. Papp SIGNATURE - date 7/17/09
John Decker UTILITY DEVELOPMENT - date N/A
6/3/09
Bradley B. Bly CITY ENGINEER - date 8/1/07
Bradley B. Bly CITY ENGINEER - date 6/3/09
 AMAFCA - date
 NAUI - date 7-17-07
 N/A 6/3/09

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
1	10/23/09	<i>J. Woodell</i>	<i>TRRS</i>	<i>10/23/09</i>