

D.R. No. _____
D.R.C. Project No. _____
Date Submitted _____
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15
APR 30
1996
3-18-97

06-24-97

S94-74
09-09-97
EAB

EXHIBIT "A"

to Subdivision Improvements Agreement

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LISTING

THE QUINTESSENCE

Units 1-105

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the Quintessence development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary those items will be included in the listing and related financial guarantee if the items normally are Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

This inf. list requires that the units must be constructed in numerical order, except that Unit 3 may be constructed prior to Unit 2.

APRIL 96 REVISION REPLACES SHEETS 11 THROUGH 15 WITH NEW SHEETS 11 THROUGH 14, AND MINOR CHANGES MADE TO SHEETS 3 & 4. UNITS 4, 5 AND 6 HAVE BEEN REPLACED BY UNITS 4 & 5.

D.R.L. 50110.
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PUBLIC INFRASTRUCTURE (CONT.)

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
N/A	Street Removal	Holbrook St	Devallias	San Antonio (South Property Line)

PAVING - UNIT 1 (CONT.)

31'FF	West half Arterial Paving w/ 6' bike lane, Std. curb (6' sidewalk west side only), permanent and temporary median sections 4'-19' widths and temporary transition sections	Eubank Blvd. (A)	N. Alb. Acres Blk 20, Lot 1 (Santa Monica Int.)	Blk 18, Lot 19 (Coronado Ave. Int.)
			<i>10' Asphalt Concrete Bike Trail</i> <i>10' shoulder</i> <i>03-18-97</i>	
32' FF	Residential Paving utilizing west side pavement and existing sidewalk on west (Std. Curb and 4' sidewalk east side only)	Holbrook St.	Blk 21, Lot 1	Blk 9, Lot 4/3 Bndry
				<i>Residential Paving, Std. curb/gutter, 6' sidewalks from back of curb both sides on Quintessence Rd from Eubank Blvd. to Shaubak Dr. Int.</i> <i>09-09-97</i>
32' FF	Residential Paving, Std. curb (4' sidewalks both sides)	Holbrook St.	Blk 9, Lot 3/4 Bndry	Ramtha St. Int.
32'FF	Residential Paving, Std. curb (4' sidewalks both sides)	Quintessence Rd.	Ramtha St. Int.	Ma'an Dr. Int.
32'FF	Residential Paving, Std. curb (4' sidewalk, both sides)**	Quintessence Rd.	Ma'an Dr. Int.	Blk 12, Lot 18
*25'FF	Residential Paving, Mnt. curb (4' sidewalks both sides to beginning of cul-de-sac)**	Petra Ct.	Ma'an Dr. Int.	Blk 8, Lot 10 (Cul-de-sac)
24'FF Stub	Residential Paving, Mnt. curb	Petra "stub" Rd.	Petra Ct. Int.	Blk 8, Lot 22
*27'FF	Residential Paving, Mnt. curb (4' sidewalks both sides)**	Wadi Musa Dr.	Coronado Int.	Quintessence Int.

* Add 1' Width if Std. C&G is used
 ** Sidewalks along all lot frontages to be bonded separately and deferred to individual house construction, all others (i.e., lot sides) to be built with phase.
 *** Add 2' width if Std. C&G is used.
 (A) Eubank Blvd. will be bonded for up to two years. After such time, developer will pay cash in lieu of construction to City of Albuquerque.

WATER - UNIT 1

16"	Waterline CCP/DIP (6E)	Eubank	San Antonio	Quintessence Rd.
16"	Waterline CCP/DIP (6E)	Quintessence Rd.	Eubank	Shaubak Dr.
16"	Waterline CCP/DIP (6E)	Shaubak Dr.	Quintessence Rd.	Amman Ave.
16"	Waterline CCP/DIP (6E)	Amman Ave.	Shaubak Dr.	Nebo St.

CORONADO

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PUBLIC INFRASTRUCTURE (CONT.)

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
SANITARY SEWER - UNIT 1 (CONT.)				
8"	Sanitary Sewer Line	San Francisco/ Coronado	Don Diego St.	West of Blk 14, Lot 16
8"	Sanitary Sewer Line	Park Site (25' PUE)	Freedom Way (connect to existing)	Ramtha St.
8"	Sanitary Sewer Line	Petra Stub	Petra Ct.	Terminus
8"	Sanitary Sewer Line	Ramtha St.	Quintessence	Samar Rd.
8"	Sanitary Sewer Line	Samar Rd.	Ramtha	Unit 1/3 Bndry
8"	Sanitary Sewer Line	Samar Rd.	Ramtha	Wadi Musa
8"	Sanitary Sewer Line	Wadi Musa Dr.	Samar Rd.	Coronado Int.
8"	Sanitary Sewer Line	Quintessence Rd.	Ramtha St.	Unit 1/4 Bndry
8"	Sanitary Sewer Line	Eubank Crossing	@ Coronado (west side)	East side stub
8"	Sanitary Sewer Line	Eubank Crossing	@ San Raphael (west side)	East side stub
8"	Sanitary Sewer Line	Eubank Crossing	@ Quintessence Rd. (west side)	East side stub
8"	Sanitary Sewer Line	Eubank Crossing	@ San Antonio (west side)	East side stub
8"	Sanitary Sewer Line	Eubank Crossing	@ Santa Monica	East side stub
8"	Sanitary Sewer Line	Eubank	San Antonio	Santa Monica

DRAINAGE - UNIT 1

Per Design (2)	Eubank Storm Sewer System	Eubank Blvd.	Coronado Ave.	Santa Monica
Per Design (1)	East Sedimentation Pond, Outfall Structure, Overflow Spillway, East Bank Rundown & Appurtenances	NW Corner Eubank/Santa Monica		
Per Design (1)	Fence around Pond	East Sedimentation Pond		
Per Design (1)	Mainline Storm Drain & Appurtenances	Tract D	East Sedimentation Pond Outfall	West Detention Pond Junction Box
Per Design (1)	Mainline Storm Drain & Appurtenances	Tract A	West Detention Pond Junction Box	Heritage Hills East Open Channel
Per Design (1)	Secondary Out Fall Structure & Appurtenances	Tract A	North West Corner of West Detention Pond	Heritage Hills East Open Channel
Per Design (1)	West Detention Pond, Outfall Junction Box, overflow spillway & Appurtenances	Tract A		

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2. Eubank Drainage and Paving INFRASTRUCTURE IS TO BE BLENDED.
 THE TEMP. SWALE TO BE CONSTRUCTED WITH UNIT #1.

- NOTE: 1. Financial guarantees for these items will be held until the LOMR is issued by FEMA.
 2. ~~Drainage improvements to be constructed must be contained within the Eubank existing 60ft. right-of-way or within the additional right-of-way being dedicated with this project to the west of the existing Eubank right-of-way. These improvements cannot block access to any existing lots. Eubank paving and drainage will generally remain temporary until the city uses the bond to be posted by this development for 1/2 of the construction of the full-width arterial improvements. If the city fails to use the bond for the intended purpose within 2 years after the bond is posted by the developer, then the developer must pay cash in lieu of constructing 1/2 of The Ultimate Eubank improvements to the City of Albuquerque.~~

MISCELLANEOUS - UNIT 1

Per Design	20' Level graded area with 10' wide asphalt trail and 5' wide parallel "crushed fines" trail per DPM. DRK APPROVAL	Tracts A, D, and other R/W	Eubank	Existing Trail South side Heritage Hills East open Channel
Per Design	Residential Street Lights	Per DPM		
Per Design	Rough Grading, Engineer's Certification of Grading, Drainage, Private Retaining Walls and Private Drainage Improvements are required prior to release of financial guarantees.			
Per Design	20' R/W with 10' Wide Asphalt Trail for Public Access to Trail System	Btwn Blk 8, Lot 9 and Lot 30/31	Petra Court	Main Trail System in Tract D
Per Design	10' wide asphalt Trail For Public Access to Trail System	Blk 1, Lot 1+8	Yaduda Pl.	Trail near West Pond

CSC#323-04-022/323-04AA.REP

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PUBLIC INFRASTRUCTURE IN UNIT 2 (CONTINUED):

SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
DRAINAGE - UNIT 2				
Per Design	Storm Drain & Appurtenances	Es Salt Rd.	Irbid Rd. Int.	Near Blk 4, Lot 30
Per Design	Storm Drain & Appurtenance	Irbid Rd.	Blk 3, Lot 7	Blk 5, Lot 20
Per Design	Drainage Diversion Swale	Tract C	Blk 3, Lot 26	Blk 3, Lot 13
Per Design	11' Temporary Private Drainage Swale	East Bndry Blk 5, Lot 38		
Per Design	11' Temporary Private Drainage Swale	East Bndry Blk 6, Lot 1		
Per Design	11' Temporary Private Drainage Swale	East Bndry Blk 6, Lot 23		

MISCELLANEOUS - UNIT 2

	Residential Street Lights	Per DPM		
Per Design	Rough Grading, Engineer's Certification of Grading, Drainage, Private Retaining Walls and Private Drainage Improvements are required prior to release of financial guarantees.			
Per Design	20' R/W with 10' wide Improved Trail for Public Access to Trail System	Btwn Blk 5, Lot 22 and Lot 23	Irbid Rd.	Main Trail System in Tract D
	PER DRC APPROVAL			

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PUBLIC INFRASTRUCTURE IN UNIT 4:

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
PAVING - UNIT 4 <i>only</i>				
20'FF, 24'FF (10' Median)	Residential Paving, Std. Curb (4' sidewalk, both sides)	Quintessence Rd.	Eubank Blvd.	Shaubak Dr. Int.
		<i>Moved to Unit 1 - Eubank Blvd Financial Guaranty</i>		
30'FF	Residential Paving, Std. curb (4' sidewalks both sides) **	Ruseifa Dr.	Amman Ave.	Jordan Ave.
30' FF	Residential Paving, Std. curb (4' sidewalks both sides) **	Jordan Ave.	Ruseifa Dr.	Shaubak Dr.
30'FF	Residential Paving, Std. curb (4' sidewalks both sides) **	Amman Ave.	Ruseifa Dr.	Shaubak Dr.
30'FF	Residential Paving, Std. curb (4' sidewalks both sides) **	Shaubak Dr.	Amman Ave.	Jordan Ave.
24' FF	Residential Paving, Std. curb (4' sidewalks both sides)**	Sawsan Rd.	Ruseifa Dr.	Anton Circle
24' FF	Residential Paving, Std. curb (4' sidewalks both sides)**	Sameh Rd..	Anton Circle	Jordan Ave.
28' FF	Residential Paving, Std. curb (4' sidewalks both sides)**	Anton Cir.	All of the way around the circle	All of the way around the circle
35' Radius	Residential Paving, Std. curb *	Amman Ave. Cul-de-sac	Amman Ave.	Lot 10, Block 18
32' FF	Residential Paving, Std. curb (4' sidewalks both sides)**	Quintessence Rd.	Blk 12, Lot 1 (Unit 1)	Ruseifa Dr.
27'FF	Residential Paving, Mnt. curb (4' sidewalks both sides)**	Noor Ave.	Amman Ave.	Blk 19 Lot 3 (Unit 1)
22'FF	Residential Paving, Mnt. curb (4' sidewalks both sides)**	Nebo St.	Amman Ave.	Blk 18. Lot 13 (Unit 1)

*See Sidewalk Variance Letter.

**Sidewalks along all lot frontages to be bonded separately and deferred to individual house construction, all others (i.e., lot sides) to be built with phase.

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PUBLIC INFRASTRUCTURE IN UNIT 4: (Con't.)

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
<u>WATER - UNIT 4</u>				
8"	Waterline PVC (6E)	Quintessence Rd. (W)	Unit 4/1 Bndry	Ruseifa Dr. Int.
8"	Waterline PVC (6E)	Jordan Ave.	Quintessence Rd.	Quintessence Rd. (E) (16" tie)
6"	Waterline PVC (6E)	Ruseifa Dr.	Amman Ave.	Quintessence Rd
6"	Waterline PVC (6E)	Noor Ave.	Unit 4/1 Bndry	Amman Ave
6"	Waterline PVC (6E)	Amman Ave.	Ruseifa Dr.	Nebo St. (16" tie)
6"	Waterline PVC (6E)	Sawsan Rd.	Ruseifa Dr.	Anton Circle
6"	Waterline PVC (6E)	Anton Circle	All of the way around the circle	All of the way around the circle
6"	Waterline PVC (6E)	Sameh Rd.	Anton Circle	Jordan Ave.
8"	Waterline PVC (6E)	Quintessence Rd.	Eubank Blvd.	Shaubak Dr.
6"	Waterline PVC (6E)	Nebo St.	Amman Ave.	Coronado Ave.
6"	Waterline PVC (7E)	Nebo St.	Unit 4/1 Bndry	Amman Ave.
6"	Waterline PVC (7E)	Shaubak Ave.	Nebo St.	Quintessence Rd (E)
6"	Waterline PVC (7E)	Quintessence Rd. (E)	Shaubak Dr.	Eubank Blvd.(12" Tie)
4"	Waterline PVC (7E)	Amman Cul-de-Sac	Amman Ave	Cul-de-Sac
6"	Waterline PVC (7E)	Jordan Ave.	Sameh Rd. (Dead End)	Quintessence Rd. (E)
<u>SANITARY SEWER - UNIT 4</u>				
8"	Sanitary Sewer Line	Quintessence Rd.	Unit 1/4 Bndry.	Ruseifa Dr.
8"	Sanitary Sewer Line	Jordan Ave.	Quintessence Rd Blk 13, Lot 4	Quintessence Rd (E) Blk 8, Lot 48
8"	Sanitary Sewer Line	Quintessence Rd	Shaubak Dr.	Eubank Blvd. Quintessence Rd. (Blk 13 Lot 4)
8"	Sanitary Sewer Line	Ruseifa Dr.	Amman Ave.	Shaubak Dr.
8"	Sanitary Sewer Line	Amman Ave.	Ruseifa Dr.	Shaubak Dr.
8"	Sanitary Sewer Line	Shaubak Dr.	Amman Dr.	Quintessence Rd Blk 8, Lot 49
8"	Sanitary Sewer Line	Sawsan Rd..	Ruseifa Dr.	Anton Circle
8"	Sanitary Sewer Line	Anton Circle (North)	Sawsan Rd	Blk 15, Lot 12
8"	Sanitary Sewer Line	Anton Circle (South)	Sawsan Rd.	Blk 15, Lot 13
8"	Sanitary Sewer Line	Amman Cul-de-Sac	Amman Ave.	Blk 18 Lot 10

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PUBLIC INFRASTRUCTURE IN UNIT 4: (Con't.)

DRAINAGE - UNIT 4

Per Design	Storm Drain & Appurtenances	Ruseifa Dr.	Blk 12, Lot 13	Blk 8, Lot 29
Per Design	Storm Drain & Appurtenances	Quintessence Rd.	Blk 8, Lot 27	Ruseifa Dr.
Per Design	Storm Drain & Appurtenances	Sawsan Rd.	Ruseifa Dr.	Anton Circle

MISCELLANEOUS - UNIT 4

	Residential Street Lights	Per DPM		
Per Design	20' R/W with 10' Wide Asphalt Trail for Public Access to Trail System Per DRC Approval	Btwn Blk 8, Lot 31 and Lot 32	Jordan Ave.	Connecting Trail System @ Blk 8, Lot 9
Per Design	Engineer's Certification of Grading, Drainage, Private Retaining Walls and Private Drainage Improvements are required prior to release of financial guarantees.			

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PUBLIC INFRASTRUCTURE IN UNIT 5

SANITARY SEWER - UNIT 5

8"	Sanitary Sewer Line	20' Esmt Blk 18, Lot 7	Shaubak Dr.	Eubank Blvd.
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MISCELLANEOUS - UNIT 5

	Residential Street Lights	Per DPM
Per Design	Engineer's Certification of Grading, Drainage, Private Retaining Walls and Private Drainage Improvements are required prior to release of financial guarantees. <i>OR Final Plat Approval</i>	

- NOTE: 1. Disturbed areas in Tract A, B, C, D, E, and F will be seeded per City Standards for Public Works construction.
2. Reference to the attached plat for Utility Phasing Reference.
3. Temporary Diversion Berms and Sediment Traps will be built when required in the phased development. Easements and Covenants will be required with the development of each phase.
4. A blanket drainage easement will be dedicated to the City of Albuquerque on all of the Unit 5 area at the time of the Unit 4 Final Plat. This easement will remain in place until Eubank Blvd. is constructed and the adjacent temporary Berm/Channel is removed, at which time separate approval of the Vacation of this easement will be required prior to the approval of the Unit 5 Final Plat.

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PUBLIC INFRASTRUCTURE IN UNIT 4:

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
PAVING - UNIT 4				
20'FF, 24'FF (10' Median)	Residential Paving, Std. Curb (4' sidewalk, both sides)	Quintessence Rd.	Eubank Blvd.	Shaubak Dr. Int.
*29'FF	Residential Paving, Mnt. curb (4' sidewalks both sides) **	Shaubak Dr.	Blk 18, Lot 4	Blk 8, Lot 45 (Quintessence Int.)
*29'FF	Residential Paving, Mnt. curb (4' sidewalks both sides) **	Jordan Ave.	Blk 8, Lot 45 (Quintessence Int.)	Blk 8, Lot 29 (Ruseifa Dr.)
*29'FF	Residential Paving, Mnt. curb (4' sidewalks both sides) **	Ruseifa Dr.	Blk 8, Lot 30 (Jordan Ave.)	Blk 12, Lot 15 (Near Sawsan Rd.)
*27'FF	Residential Paving, Mnt. curb (4' sidewalks both sides) **	Anton Circle S.	Blk 15, Lot 6 (Sawsan Rd. Int.)	Blk 15, Lot 3 (Sameh Rd. Int.)
***22'FF	Residential Paving, Mnt. curb (4' sidewalks both sides)	Sawsan Rd.	Ruseifa Dr. Int.	Anton Circle Int.
***22'FF	Residential Paving, Mnt. curb (4' sidewalks both sides)	Suweilih St.	Anton Circle S. Int.	Jordan Ave. Int.
***22'FF	Residential Paving, Mnt. curb (4' sidewalks both sides)	Sameh Rd.	Shaubak Dr. Int.	Anton Circle Int.
32'FF	Residential Paving, Std. curb (4' sidewalks both sides)	Quintessence Rd.	Blk 12, Lot 1	Ruseifa Int.

* Add 1' Width if Std. C&G is used

** Sidewalks along all lot frontages to be bonded separately and deferred to individual house construction, all others (i.e., lot sides) to be built with phase.

*** Add 2' width if Std. C&G is used.

WATER - UNIT 4

8"	Waterline PVC (6E)	Quintessence Rd.	Unit 4/1 Bndry	Ruseifa Dr. Int.
8"	Waterline PVC (6E)	Ruseifa Dr.	Quintessence Rd.	Jordan Ave.
8"	Waterline PVC (6E)	Jordan Ave.	Ruseifa Dr.	Suweilih St.
8"	Waterline PVC (6E)	Suweilih St.	Jordan Ave.	Anton Circle S.
8"	Waterline PVC (6E)	Anton Circle S.	Suweilih St.	Sameh Rd.
8"	Waterline PVC (6E)	Sameh Rd.	Anton Circle S.	Shaubak Dr. (16" tie)
6"	Waterline PVC (6E)	Ruseifa Dr.	Quintessence Rd. (8" tie)	Unit 4/5 Bndry
6"	Waterline PVC (6E)	Anton Circle	Suweilih St.	Unit 4/5 Bndry

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SIZE	TYPE IMPROVEMENT	LOCATION	FROM	TO
PAVING - UNIT 5				
*27' FF	Residential Paving, Mnt. curb (4' sidewalks both sides)	Noor Ave.	Amman Ave. Int.	Blk 19, Lot 3
***22' FF	Residential Paving, Mnt. curb (4' sidewalks both sides)	Nebo St.	Amman Ave. Int.	Blk 18, Lot 13
*29' FF	Residential Paving, Mnt. curb (4' sidewalks both sides)**	Amman Ave.	Noor Ave. Int.	Blk 17, Lot 11
*29' FF	Residential Paving, Mnt. curb (4' sidewalks both sides)**	Ruseifa Dr.	Noor Ave. Int.	Blk 12, Lot 16
***22' FF	Residential Paving, Mnt. curb (4' sidewalks both sides)	Sana St.	Amman Ave. Int.	Anton Circle N. Int.
*27' FF	Residential Paving, Mnt. curb (4' sidewalks both sides)**	Anton Circle N.	Blk 15, Lot 7	Blk 15, Lot 4

* Add 1' Width if Std. C&G is used.

** Sidewalks along all lot frontages to be bonded separately and deferred to individual house construction, all others (i.e., lot sides) to be built with phase.

*** Add 2' width if Std. C&G is used.

WATER - UNIT 5

6"	Waterline PVC (6E)	Anton Circle N.	Unit 5/4 Bndry	Unit 5/6 Bndry
6"	Waterline PVC (6E)	Noor Ave.	Unit 5/1 Bndry	Amman Ave. Int.
6"	Waterline PVC (6E)	Ruseifa Dr.	Unit 5/4dry	Noor Ave.
6"	Waterline PVC (6E)	Amman Ave.	Noor Ave.	Nebo St. (16" tie)
6"	Waterline PVC (7E)	Nebo St.	Amman Ave.	Unit 5/1 Bndry
6"	Waterline PVC (7E)	Amman Ave.	Nebo St.	Unit 5/6 Bndry

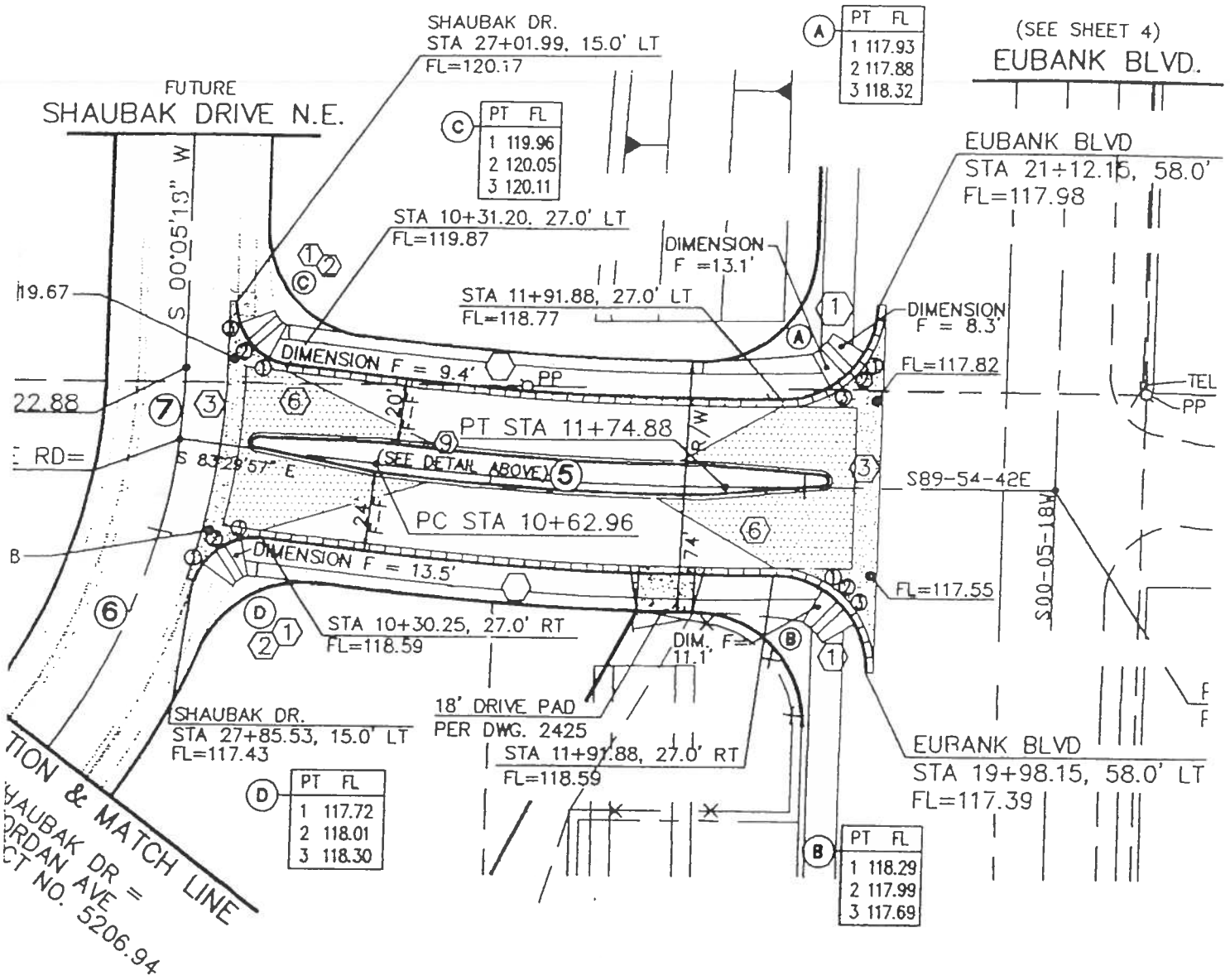
SANITARY SEWER - UNIT 5

8"	Sanitary Sewer Line	Ruseifa Dr.	Unit 5/4 Bndry	Noor Ave.
8"	Sanitary Sewer Line	Amman Ave.	Noor Ave.	Unit 5/6 Bndry
8"	Sanitary Sewer Line	Anton Circle N.	Unit 5/4 Bndry	Unit 5/6 Bndry

DRAINAGE - UNIT 5

Per Design	Storm Drain & Appurtenances	Noor Ave.	Unit 5/1 Bndry	Amman Ave.
Per Design	Storm Drain & Appurtenances	Amman Ave.	Noor Ave.	Near Blk 16, Lot 6

PROPOSED STANDARD CURB & GUTTER



QUINTESSENCE ROAD N.E.

STANDARD CURB & GUTTER W/ RESIDENTIAL PAVING

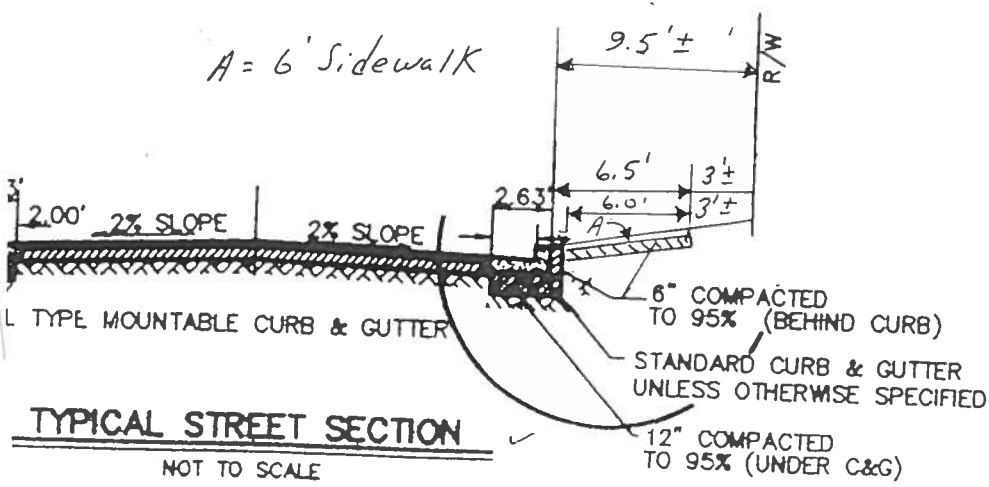


Exhibit B
to
Letter of
08-27-97