

5-96-21

941824

DRB Case No. 95-191
DRC Project No.
Date Submitted: ~~4/9/96~~

5/14/96

Figure 12

INFRASTRUCTURE LIST

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

Following is a summary of the Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above 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.

Size	Type Improvement	Location	From	To
A. PHASE ONE (PROPOSED CONSTRUCTION)				
Public Paving				
30' F.E.	Arterial paving with standard curb and gutter with 6' sidewalk, W.C. ramps, and bike lane (east side only).	Barstow Street	Carmel Ave.	Greenarbor Road
6'	Sidewalk (south side only).	Greenarbor Road	Barstow Street	Northeast property corner.
12' x 100'	Deceleration lane with standard curb and gutter and arterial paving.	Barstow Street	Opposite Anaheim intersection.	
N/A	Street Lights	Barstow Street		
M 2 EACH	FLUORESCENT SIGNALS	BARSTOW STREET	LOCATION TO BE DETERMINED BY TRAFFIC OPERATIONS.	
Public Waterline				
8" Dia.	PVC waterline with hydrants, valves, fittings and services as necessary.	Looped road.	Existing 18" WL in Barstow	Existing 8" WL in Napa Valley

Size	Type Improvement	Location	From	To
------	------------------	----------	------	----

6" Dia. i	PVC waterline with fire hydrant, valve and fitting TMM	Barstow St.	Approximately 370' north of the Barstow/Anaheim intersection	
-------------------------	--	-------------	--	--

Public Sewerline

4' Dia.	Manhole and 6" PVC stub on existing 8" SAS.	Barstow St.	Approximately 340' north of the Barstow/Anaheim intersection.	
6" Dia.	Connect 6" PVC stub to existing manhole	Barstow St.	Barstow Street/Anaheim intersection	

Public Storm Drainage

18" - 54"	RCP storm sewer outfall with inlets, structures, dissipator, manholes and appurtenances as necessary. Final inlet design and storm sewer size to be determined by DRC.	Public storm drain easement	Greenarbor	Public interim pond
-----------	--	-----------------------------	------------	---------------------

24" - 36"	RCP storm sewer outfall with inlets, manholes and appurtenances as necessary. Final inlet design and storm sewer size to be determined by DRC.	Barstow	Greenarbor	Carmel
-----------	--	---------	------------	--------

48"	Remove portion of existing 48" RPCC headwall, 48" RCP, spillway, asphalt rundown and appurtenances.	Existing drainage easement	Looped road	Barstow
-----	---	----------------------------	-------------	---------

Variable height	Backfill and compact existing interim detention pond.	Northeast of Barstow/Anaheim intersection		
-----------------	---	---	--	--

Variable height	Excavate new interim detention pond	Southeast of Barstow/Anaheim intersection		
-----------------	-------------------------------------	---	--	--

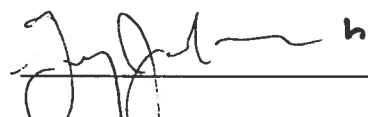
B. DEFERRED CONSTRUCTION (SEE NOTE 1)

20' F.E.	Residential paving with standard curb and gutter, 6' sidewalk (north side only)	Carmel Ave.	Barstow St.	East property line
----------	---	-------------	-------------	--------------------



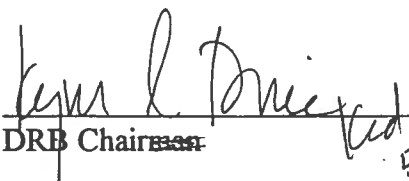
10' wide
depth 12" in
10' sidewalk
TMM

Carmel Ave.

Size	Type Improvement	Location	From	To
4'	Temporary residential paving	Carmel Ave.	Barstow St.	East property line
10" Dia.	PVC waterline with hydrants, valves, fittings and services as necessary	Carmel Ave.	Existing 18" WL in Barstow St.	East property line
8" Dia.	PVC SAS with MH's and services as necessary	Carmel Ave.	Barstow St.	East property line
To be determined	Bridge with appurtenances	Barstow St.	North Domingo Baca Arroyo crossing at/near Carmel Ave. intersection	
8"	Sanitary Sewer* * SCAQOL SYSTEM RESPONSIBLE FOR HALF COST OF THIS ITEM.	Barstow St.	Anaheim	Carmel Ave.
NON-FINANCIAL GUARANTEE ITEMS				
N/A	N/A	Letter of Map Revision (LOMR) from FEMA (required for financial guarantee release) for relocated pond. AND STORM DRAINS		
(SEE NOTE 2)				

Prepared by: 
Print: Guy C. Jackson
Firm: BPLW Architects & Engineers, Inc.

Development Review Board Member Approval

<u></u> Traffic	<u>RP 5-14-96</u> 4-09-96 Date	<u>Robert W. Kane 4-2-96</u> Water	<u>RWK 5-14-96</u> Date	<u>Collen K. Fry 4-9-96</u> Parks & Rec- General Services	<u>5-14-96</u> Date
<u></u> City Engineer/AMAFCA	<u>5/14/96</u> 4-9-96 Date	<u></u> DRB Chair	<u>5-14-96</u> Date	<u>4/9/96</u> Date	

CLARIFICATIONS



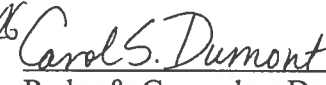
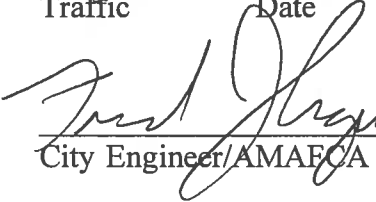
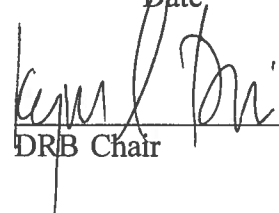
NOTE 1: The Procedure "B", and associated Financial Guarantee, for the deferred construction items referenced below, can be released upon execution of a Cost-Sharing Agreement for construction of the deferred items (Procedure "C" or equivalent), between the appropriate governmental and private entities.

NOTE 2: The Letter of Map Revision from FEMA, required for Financial Guarantee Release, for the relocated pond and the storm drains pertains to the Phase I (proposed construction) only.

Prepared by: 

Print: Jeffrey G. Mortensen, P.E.
Firm: Jeff Mortensen & Associates, Inc.

Development Review Board Member Approval

 Traffic	<u>5-14-96</u> Date	 Water	<u>5-14-96</u> Date	 Parks & General Services	<u>5-14-96</u> Date
 City Engineer/AMA/CA	<u>5/14/96</u> Date	 DRB Chair	<u>5-14-96</u> Date		